

Duffield Road

Derby, DE22 1AH

John 
German





Duffield Road

Derby, DE22 1AH

£625,000

Positioned on a private, extended corner plot near Darley Park, this impressive Arts & Crafts semi-detached home offers spacious living, blending period charm with modern comfort. Features include an open-plan kitchen with bi-fold doors, cinema room, four bedrooms, en-suite, double garage, and ample parking.

Entrance to the property is via a handsome recessed side entrance door, which opens into a spacious entrance hall with stairs rising to the first floor having a storage cupboard beneath, coving to the ceiling, decorative panelling, window to the front, wood flooring and rustic oak doors with cast iron door furniture, leading into the ground floor guest WC and the dining room.

The guest cloakroom is fitted with a modern suite in white comprising concealed flush WC and wall mounted wash hand basin with gold fittings, splash back tiling, tongue and groove panelling and built-in cupboards with louvre doors.

The dining room features a large bay window overlooking the front elevation, a window to the side, decorative fireplace and coved ceiling.

The spectacular open plan living/dining kitchen sits at the heart of this impressive family home with a very comfortable seating area to the front, featuring lead lattice windows with stone mullions and a feature wall with decorative panelling. Newly fitted parquet effect flooring runs through to the kitchen area with a comprehensive range of sleek modern units with quartz effect worksurfaces, integrated AEG appliances including two full size under counter electric ovens, five ring induction hob with extractor hood over, integrated fridge and freezer, integrated eye level combination microwave oven and grill, contrasting island with base units, integrated dishwasher, quartz effect work surface and double sink with Quooker boiling water tap. There are Velux roof lights and bi-fold doors opening into the rear garden. Off the kitchen is a walk-in pantry with a quarry tiled floor.

The television/cinema room has an aluminium double glazed sliding patio door, and is fitted out with a range of down lighters, a projector with 120inch retracting screen, a multi-media speaker system, and a media wall with built-in storage and a TV recess. There is underfloor heating (wet) and a glazed door with architraves and skirting boards.

On the first floor, stairs lead to a central landing with a window to the rear and doors to the bedrooms and family bathroom. The bathroom is fitted with a well appointed, luxury three piece suite comprising of a panelled bath with mixer tap and hand shower attachment, rain shower head and glass screen, large wall mounted vanity sink unit with storage beneath, mirrored medicine cabinet plus additional storage, concealed flush WC, full height ceramic tiling, heated towel radiator, under floor heating and window to the rear.

Bedroom two has double aspect window and handmade fitted wardrobes providing shelving and hanging space, as well as an ensuite shower room fitted with a luxury suite comprising walk-in shower with recessed shelving and accent lighting, concealed flush WC, more recessed shelving with accent lighting, a vanity wash hand basin with mixer tap and storage beneath, chrome heated towel rail and underfloor heating (electric).

Bedroom three is a lovely large double with leaded lattice windows and stone mullions to the front elevation, whilst bedroom four overlooks the rear garden and is fitted with a mirror fronted wardrobe.

On the second floor sits the master bedroom/attic room with four Velux roof lights providing spectacular views, window to the side elevation, useful eaves built-in storage space, and a large built-in storage cupboard with open shelving.

Outside, the property is set well back from the road behind electric wooden gates on this private corner plot position. It is well screened by a range of mature specimen trees, and an attractive stone boundary wall. A tarmac driveway provides ample car standing space and turning area. Timber half way gates and a decorative brick wall lead to further car standing space with garden storage and a larger than average quality brick built double garage with an electric garage door, currently split into two sections with power and lighting, plumbing for washing machine and fitted gardeners WC. To the side there is a mature plot of woodland which would make an excellent playground. To the rear of the house and located off the kitchen/diner is a porcelain tiled patio area leading onto a generous lawn with a second patio to the rear of the garden and a variety of shrubs. There is plenty of room to extend the property further subject to the usual planning consents -buyers are advised to make their own enquires before purchasing.

The property is set on the edge of Darley Abbey within walking distance of picturesque Darley Park and Derby's famous Cathedral Quarter which offers a range of shops, bars and eateries. Darley Abbey village also offers a range of bars and boasts its own Cricket Club and Rowing Club. The location offers excellent transport links are nearby with fast access on to the A6, A38, A50 and A52 leading to the M1 motorway as well as a regular bus service.

Agents note: Some images within this brochure have been digitally enhanced or generated using AI technology to help illustrate the property with furniture. While every effort has been made to ensure accuracy, these images may not represent the exact appearance of the property and should be used for illustrative purposes only.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/23042026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





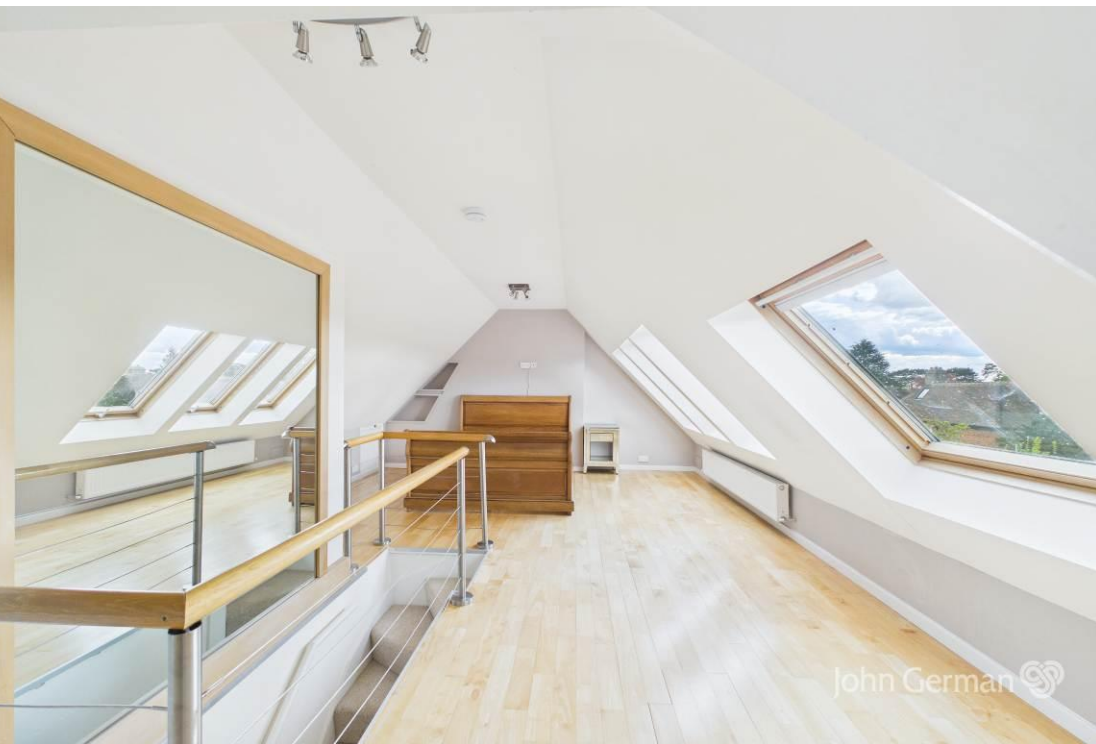


John German



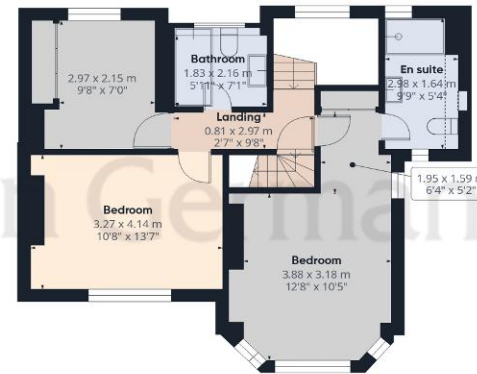
John German



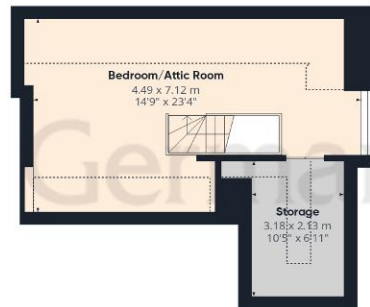




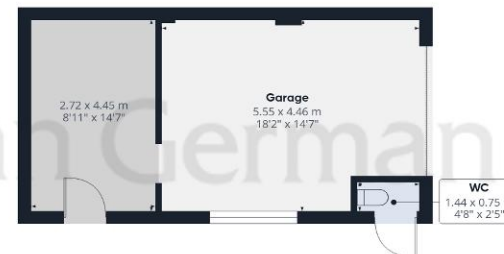
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

208.7 m²

2246 ft²

Reduced headroom

17 m²

183 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



