



4 Bed House - Detached

60 Broadway, Duffield, Belper DE56 4BU

Offers Around £1,200,000 Freehold



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Fletcher
& Company

www.fletcherandcompany.co.uk

- Stylish Detached Home – Recently Refurbished – High Standard
- Ecclesbourne School Catchment Area
- Sitting Room & Family Room
- Living Kitchen/Dining/Family Room
- Utility & Cloakroom
- Four Double Bedrooms plus Study/Bedroom Five
- Generous Garden Plot with Studio & Large Shed
- Block Paved Driveway For Several Cars
- Double Garage – Planning Granted
- Planning Ref: AVA/2023/0079 Amber Valley – Planning Granted

ECCLESBOURNE SCHOOL CATCHMENT AREA – Stylish detached property with large private garden, situated along Broadway, a very sought-after location in Duffield.

The property benefits from planning permission granted to extended the property including a double garage.

The Location

The village of Duffield is situated approximately 5 miles north of Derby along the main A6 arterial road and the village in turn has an excellent range of local shops, public houses, restaurants, supermarket, tennis and squash club, Chevin golf club, recreational facilities including the Eyes Meadow Nature reserve. Local primary schools include William Gilbert Endowed School, Meadows Primary School and the well-known Ecclesbourne Secondary School. Duffield is also positioned along the East Midlands Mainline and is within easy reach of famous attractions such as Chatsworth House and the historic spa town of Matlock.

Accommodation

Ground Floor

Entrance Hall

14'7" x 7'4" x 5'11" x 3'11" (4.46 x 2.25 x 1.82 x 1.20)

With half glazed entrance door, herringbone style flooring, column style radiator and split-level staircase leading to first floor.



Coat/Shoe Store

6'4" x 5'8" (1.94 x 1.75)

Sitting Room

22'6" x 13'5" (6.86 x 4.09)

With display fireplace alcove with oak lintel and raised slate hearth, two column style radiators, double glazed bay window with fitted blind to front and internal, half glazed door with chrome fittings.



Family Room

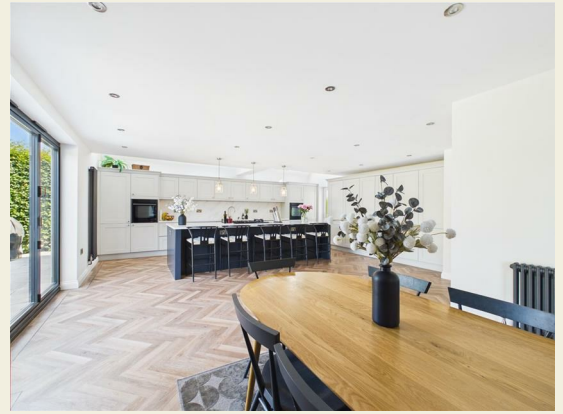
12'9" x 11'3" (3.91 x 3.45)

With column style radiator, double glazed window to side with fitted blind, double glazed window to front with fitted blind and internal, half glazed door with chrome fittings.



Living Kitchen/Dining/Family Room

27'9" x 21'6" x 13'3" x 11'11" (8.47 x 6.56 x 4.05 x 3.65)



Family Area

13'3" x 11'11" (4.05 x 3.65)

With matching herringbone style flooring, column style radiator, double glazed bifolding doors opening onto raised patio and open square archway leading into dining and kitchen areas.



Dining Area

With matching herringbone style flooring, column style radiator, spotlights to ceiling and open space leading to family and kitchen areas.



Kitchen Area

With kitchen island with quartz worktops incorporating Neff five ring gas hob with concealed Neff extractor hood, a good range of fitted base cupboards underneath providing storage including recycling bin cupboard, two inset stainless steel sink units with Quooker tap, a further range of wall and base fitted units again with matching quartz worktops, two built-in Neff electric fan assisted ovens, integrated fridge, integrated freezer and two integrated Neff dishwasher.



Utility Room

9'4" x 8'9" (2.86 x 2.69)

With single sink unit with chrome mixer tap, fitted cupboards, quartz worktops, plumbing for automatic washing machine, space for tumble dryer, matching herringbone style flooring, column style radiator, spotlights to ceiling, extractor fan, space for fridge/freezer, dog space for basket, double glazed window overlooking rear garden and internal door with chrome fittings.



Lobby

8'9" x 4'2" (2.69 x 1.29)

With matching herringbone style flooring, spotlights to ceiling and column style radiator.

Study/Bedroom Five

12'3" x 8'10" (3.74 x 2.71)

With herringbone style flooring, column style radiator, feature ceilings, spotlights to ceiling, double glazed window with fitted blind to front and internal door with chrome fittings.



Cloakroom

8'10" x 5'1" (2.70 x 1.55)

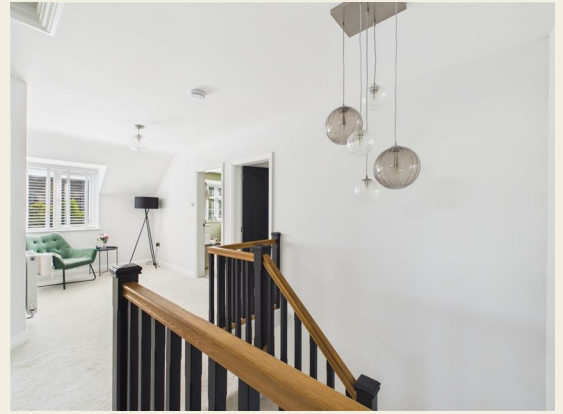
With low level WC, fitted wash basin with fitted base cupboard underneath, heated chrome towel rail/radiator, matching herringbone style flooring, wall mounted illuminated circular mirror, spotlights to ceiling, double glazed window with fitted blind to side, extractor fan, built-in boiler cupboard and internal door with chrome fittings.



First Floor Landing

20'8" x 7'4" (6.31 x 2.24)

With radiator, double glazed window to front with fitted blind, attractive balustrade and access to roof space.



Bedroom One

13'0" x 11'11" (3.98 x 3.65)

With radiator, double glazed French doors with Juliet balcony to rear, far-reaching views and double internal doors opening into walk-in wardrobe.



Dressing Area

8'11" x 6'11" (2.72 x 2.13)

With radiator, open space leading to bedroom and internal door with chrome fittings.

Walk-In Wardrobe

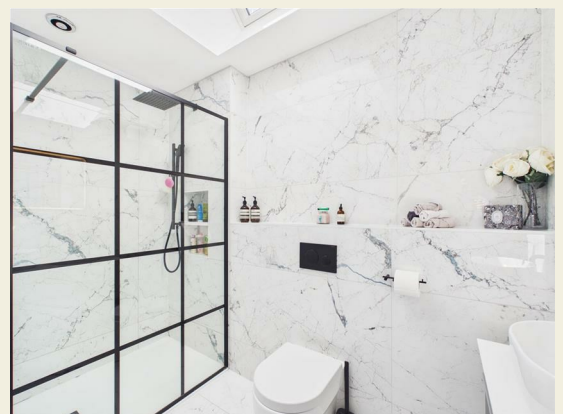
9'8" x 7'1" (2.96 x 2.16)

Fitted with shelving, rails, drawers, radiator, spotlights to ceiling, double glazed window to rear and far-reaching views.

En-Suite

9'5" x 5'11" (2.89 x 1.82)

With walk-in double shower, twin wash basins with storage cupboards underneath, low level WC, fully tiled walls, matching tiled flooring, spotlights to ceiling, wall mounted illuminated mirror, heated towel rail/radiator, double glazed Velux window and internal door with chrome fittings.



Bedroom Two

13'10" x 13'4" (4.23 x 4.07)

With radiator, bay window to front with double glazed window with fitted blind and internal door with chrome fittings.



Bedroom Three

12'11" x 11'5" (3.95 x 3.49)

With radiator, double glazed window with fitted blind to side, double glazed window with fitted blind to front and internal door with chrome fittings.



Bedroom Four

14'11" x 11'9" (4.57 x 3.59)

With radiator, double glazed window to rear and internal door with chrome fittings.



Family Bathroom

10'3" x 8'8" (3.14 x 2.66)

With bath with mixer tap/hand shower attachment, twin wash basins with fitted base cupboard underneath, low level WC, walk-in double shower, fully tiled walls, tiled flooring, spotlights to ceiling, heated towel rail/radiator, double glazed window to side and internal door with chrome fittings.



Garden

The property benefits from a generous sized, enclosed rear garden laid to lawn with ornamental fishpond, Indian stone patio/terrace area providing a pleasant sitting out and entertaining space and garden house/studio. (Robot mower negotiable on sale). Large shed.



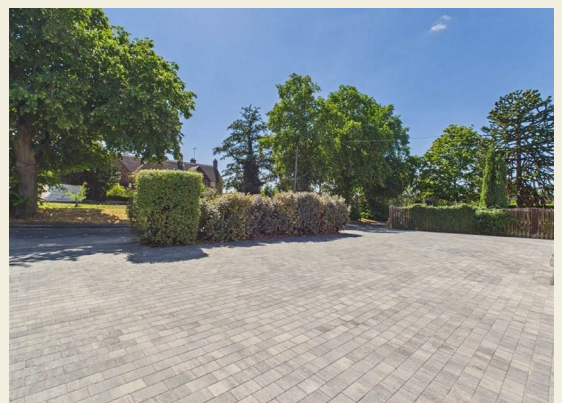
Garden House/Studio

With power and lighting, WC and electric heating.



Driveway

A generous sized, block paved driveway provides car standing spaces for approximately five/six vehicles.

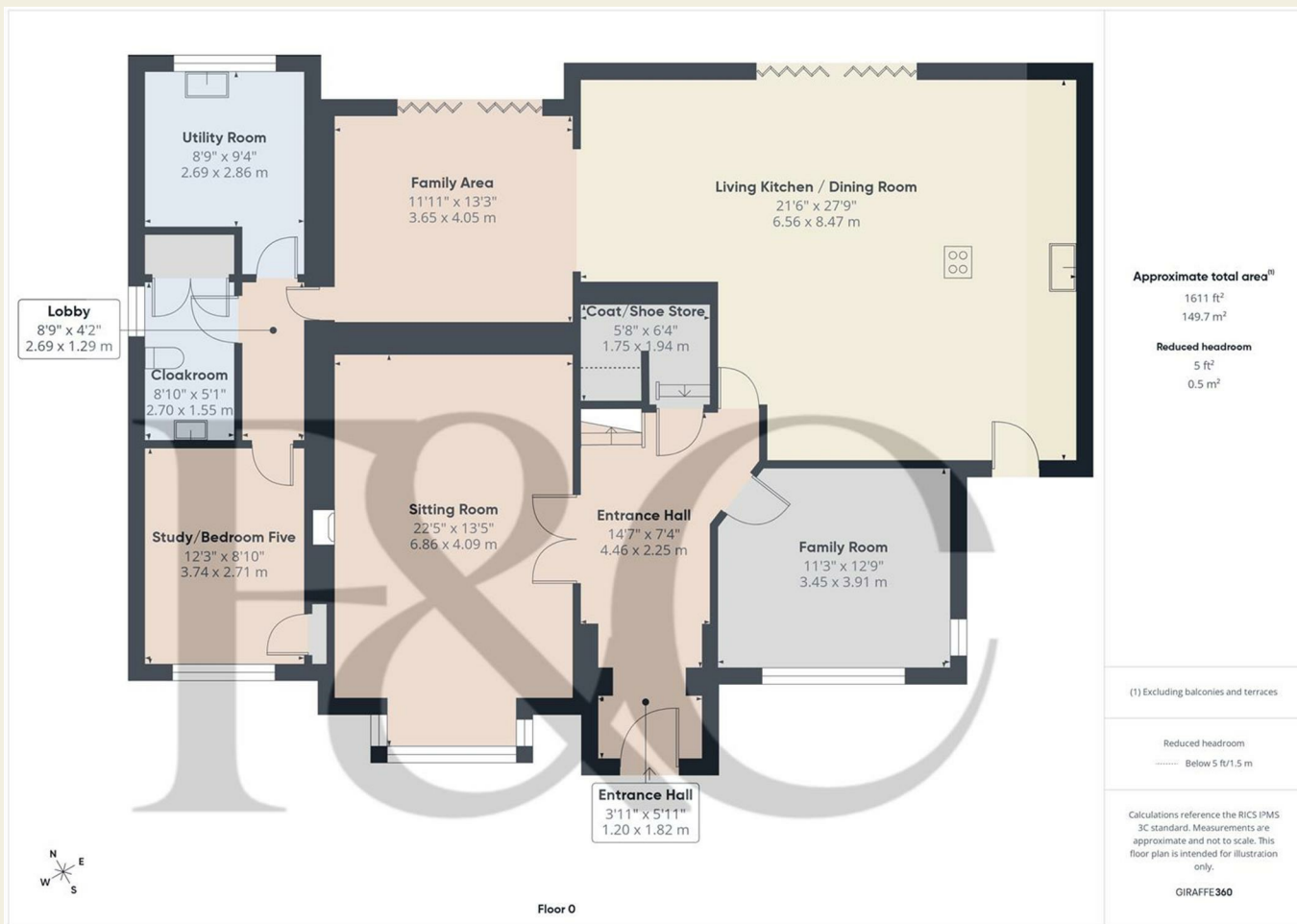


Planning Permission Granted

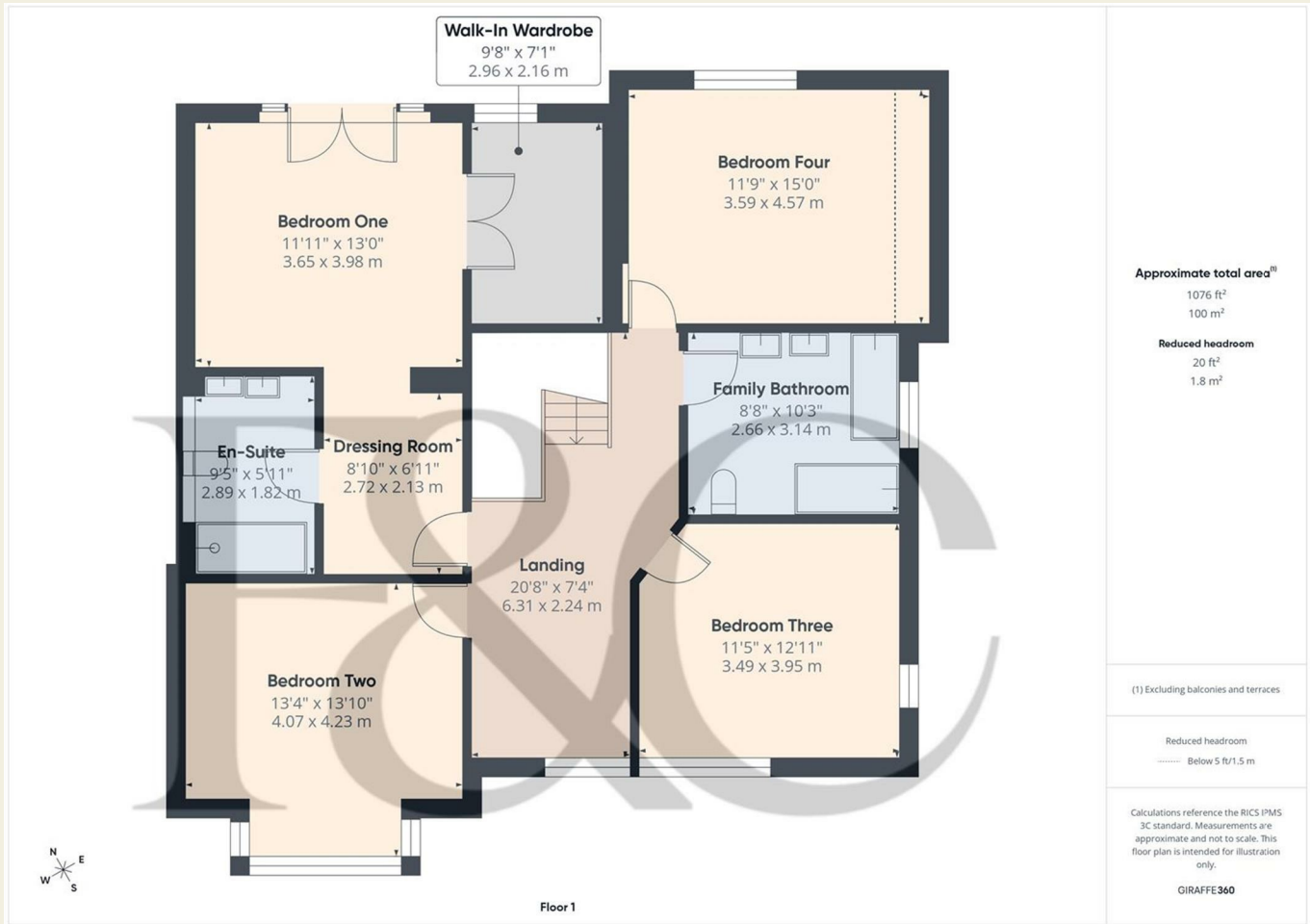


Council Tax Band G

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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