



## 4 Bed House - Detached

2 Mayfair Court, Milford Road, Duffield, Belper DE56 4EL

Price Guide £550,000 Freehold



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**Fletcher**  
& Company

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- A Highly Appealing Detached Property
- Ecclesbourne School Catchment Area
- Lounge, Family Room & Study
- Kitchen/Diner & Dining Room
- Utility & Cloakroom
- Four Bedrooms – En-suite & Family Bathroom
- Manageable Enclosed Gardens
- Driveway with Plenty of Car Parking & Double Garage
- No Chain Involved
- Close to Duffield Amenities – Shops, Bus/Train Services & Golf Course

ECCLESBOURNE SCHOOL CATCHMENT AREA – An opportunity to acquire a four bedroom detached property with double garage within walking distance to the renowned and sought after village of Duffield.

#### The Location

The village of Duffield is extremely sought after with an excellent range of amenities including a varied selection of shops and schools including The Meadows and William Gilbert Primary Schools and the noted Ecclesbourne Secondary School. There is a regular train service to Derby City Centre which lies some five miles to the south of the village. The thriving market town of Belper is situated three miles north of the village and provides a more comprehensive range of shops and leisure facilities. Local recreational facilities within the village include squash, tennis, football, cricket and Chevin golf course. A further point to note is that the Derwent Valley in which the village of Duffield nestles is one of the few World Heritage Sites.

#### Accommodation

##### Ground Floor

##### Storm Porch

With outside light and further lights to front. Half glazed entrance door.

##### Entrance Hall

15'7" x 6'0" (4.76 x 1.83)

With solid wood flooring, radiator, understairs storage cupboard, coving to ceiling and staircase leading to first floor.

##### Cloakroom

6'1" x 4'11" (1.87 x 1.50)

With low level WC, pedestal wash handbasin, wood effect flooring, radiator, extractor fan and internal panelled door.

## Lounge

17'1" x 12'11" (5.23 x 3.94)

With featured log burning stove with raised stone hearth, wood flooring, coving to ceiling, radiator, sealed unit double glazed leaded window to rear, double glazed bifolding doors opening onto sun patio and rear garden and internal, double opening panelled doors.



## Family Room

10'7" x 8'3" (3.25 x 2.53)

With radiator and sealed unit double glazed bay window with leaded finish.



## Dining Room

13'6" x 11'2" (4.13 x 3.42)

With wood flooring, radiator, coving to ceiling, sealed unit double glazed leaded window to rear and internal, double opening panelled doors.



### Study

10'8" x 6'10" (3.27 x 2.10)

With radiator, coving to ceiling, sealed unit double glazed window with leaded finish and internal panelled door.

### Kitchen/Diner

14'10" x 12'0" (4.53 x 3.67)

With one and a half stainless steel inset sink unit with chrome mixer tap, wall and base fitted units with granite worktops, Siemens built-in induction hob with extractor hood over, Siemens two built-in electric fan assisted oven side by side and both pyrolytic cleaning, built-in combination microwave oven, integrated dishwasher, integrated fridge, tiled flooring, radiator, coving to ceiling, spotlights to ceiling, two sealed unit double glazed windows with leaded finish, radiator, fitted breakfast bar with matching granite worktop and double glazed side access door.



### Utility Room

7'0" x 5'0" (2.15 x 1.54)

With plumbing for automatic washing machine, central heating boiler, tumble dryer, tiled flooring, sealed unit double glazed window and internal panelled door.

### First Floor Landing

16'5" x 6'2" (5.01 x 1.89)

With built-in double cupboard housing the hot water cylinder with shelving and booster pump for shower, access to roof space, radiator and sealed unit double glazed leaded window to front.

### Bedroom One

13'10" x 11'5" (4.24 x 3.49)

With built-in wardrobes with sliding mirrored doors, radiator, sealed unit double glazed leaded window to rear and internal panelled door.



### En-Suite

7'8" x 6'3" (2.34 x 1.91)

With double shower cubicle with chrome shower, wash basin, low level WC, fully tiled walls, tiled flooring, heated towel rail/radiator, sealed unit double glazed leaded window to front, extractor fan and internal panelled door.



### Bedroom Two

12'9" x 9'4" (3.91 x 2.86)

With built-in double wardrobes with sliding mirrored doors, radiator, coving to ceiling, sealed unit double glazed leaded window to rear and internal panelled door.



### Bedroom Three

10'11" x 10'7" (3.35 x 3.25)

With built-in double wardrobes with sliding mirrored doors, radiator, sealed unit double glazed leaded window to front and internal panelled door.



### Bedroom Four

9'3" x 7'8" (2.82 x 2.34)

With wood flooring, radiator, sealed unit double glazed leaded window to rear and internal panelled door.

### Family Bathroom

7'1" x 6'7" (2.16 x 2.01)

With bath, wash basin, low level WC, fully tiled walls, tiled flooring, built-in cupboard, heated towel rail/radiator, sealed unit double glazed leaded window and internal panelled door.



### Front Garden

To the front of the property is a well-stocked fore garden with shrubs and trees and also provides potential further car standing spaces for another two cars.

### Rear Garden

To the rear of the property is a manageable, enclosed rear garden laid to lawn with sun patio. There is access on both sides of the house.



### Driveway

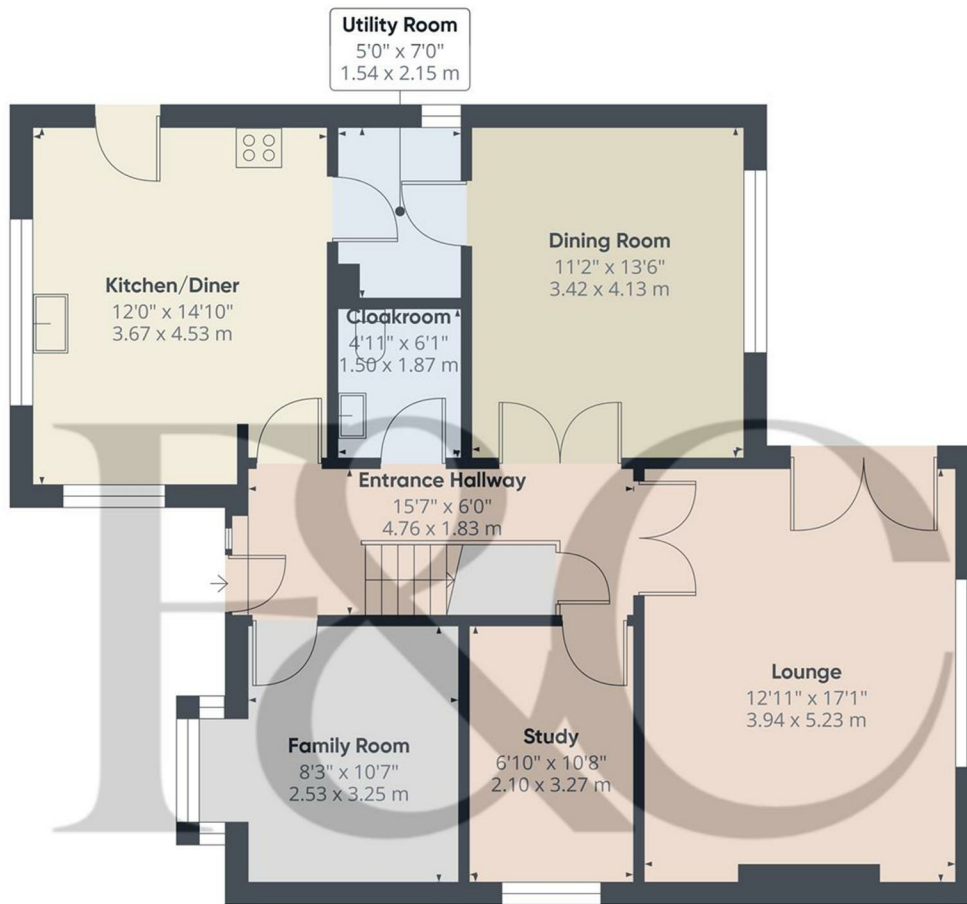
To the front of the property is a double width, tarmac driveway for three vehicles and further car standing spaces. EV car charger -7kWh.

### Double Garage

17'3" x 16'0" (5.27 x 4.90)

A brick and tiled double garage with concrete floor, power, lighting, side personnel door and two up and over front doors.

### Council Tax Band G



Floor 0 Building 1

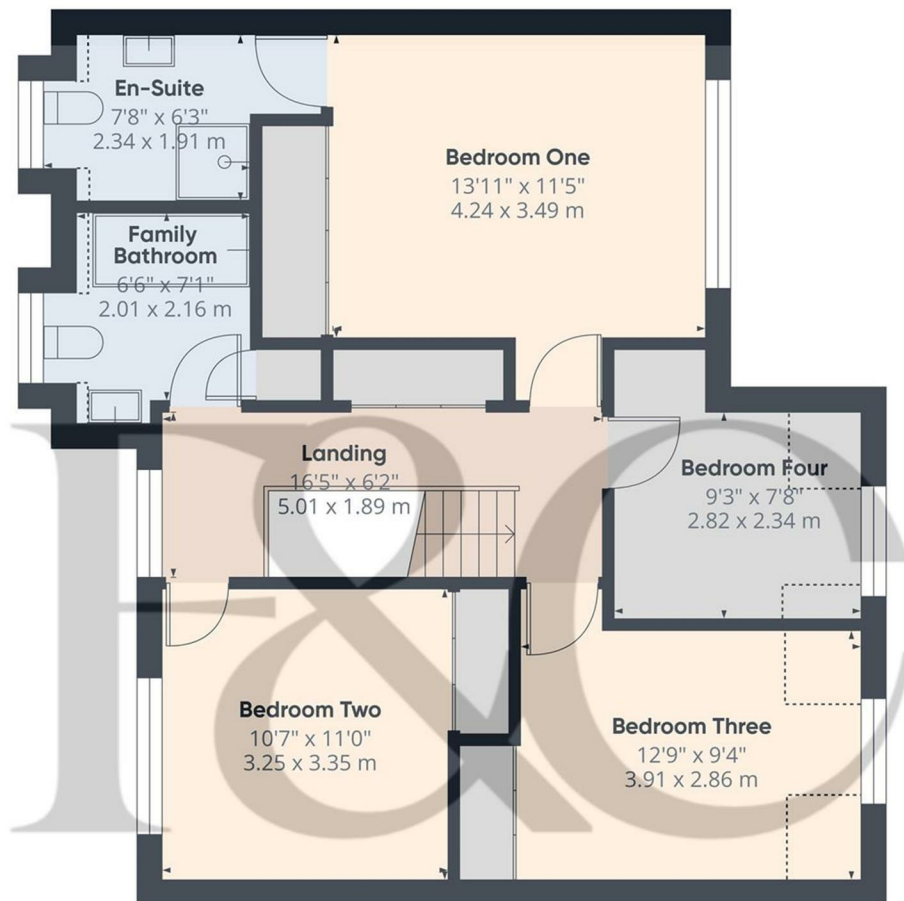
**Approximate total area<sup>(1)</sup>**  
891 ft<sup>2</sup>  
82.9 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

733 ft<sup>2</sup>  
68 m<sup>2</sup>

**Reduced headroom**

29 ft<sup>2</sup>  
2.7 m<sup>2</sup>

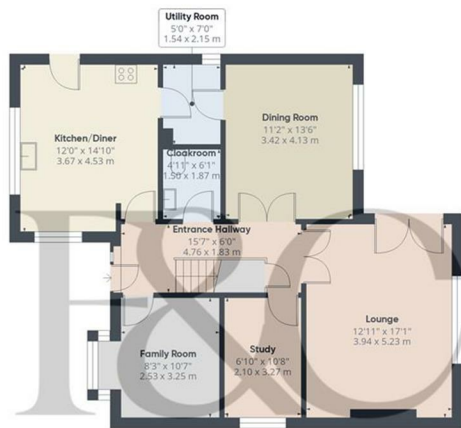
(1) Excluding balconies and terraces

**Reduced headroom**

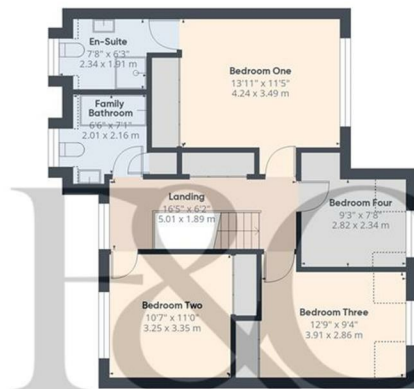
Below 5 ft/1.5 m

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

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1926 ft<sup>2</sup>  
179 m<sup>2</sup>

Reduced headroom  
29 ft<sup>2</sup>  
2.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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

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## Energy Efficiency Rating

|                                             | Current                                                                                                     | Potential |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
|                                             | 70                                                                                                          | 78        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

## Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                                                                                                       | Potential |
|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                                                                                                               |           |
| (92 plus) <b>A</b>                                              |                                                                                                               |           |
| (81-91) <b>B</b>                                                |                                                                                                               |           |
| (69-80) <b>C</b>                                                |                                                                                                               |           |
| (55-68) <b>D</b>                                                |                                                                                                               |           |
| (39-54) <b>E</b>                                                |                                                                                                               |           |
| (21-38) <b>F</b>                                                |                                                                                                               |           |
| (1-20) <b>G</b>                                                 |                                                                                                               |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                                                                                                               |           |
|                                                                 |                                                                                                               |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC  |           |