



3 Bed House - Detached

105 Broadway, Duffield, Belper DE56 4BW

Offers Over £499,950 Freehold



3



2



1



D

Fletcher
& Company

www.fletcherandcompany.co.uk

- Highly Appealing Detached Property
- Ecclesbourne School Catchment Area
- Set Back From The Popular Tree-Lined Broadway via a Slip Road
- Potential to Extend (Subject to Planning Permission)
- Lounge, Dining Room, Conservatory
- Kitchen, Lean To, Utility, Cloakroom
- Three Bedrooms & Family Bathroom
- Pleasant Enclosed Garden
- Driveway & Integral Garage
- No Chain Involved

ECCLESBOURNE SCHOOL CATCHMENT AREA – This detached family home offers potential to be improved. Set back from the popular tree-lined Broadway via a slip road and offered with no chain involved. Easy access to Duffield Village amenities and open countryside.

The Location

The village of Duffield provides an excellent range of amenities including a varied selection of shops, post office, library, historic St Alkmund's Church and a selection of good restaurants, medical facilities and schools including The Meadows, William Gilbert Primary Schools and the noted Ecclesbourne Secondary School. There is a regular train service into Derby City centre which lies some 5 miles to the south of the village. Local recreational facilities within the village include squash, tennis, cricket, football and the noted 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 and is surrounded by beautiful countryside.

Accommodation

Ground Floor

Porch

With sliding door and half glazed entrance door opening into entrance hall.

Entrance Hall

13'11" x 3'8" (4.26 x 1.14)

With radiator, understairs storage cupboard and staircase leading to first floor.

Cloakroom

5'10" x 2'11" (1.78 x 0.89)

With low level WC, wash basin, radiator, wood flooring and obscure window.

Lounge

19'5" x 10'9" (5.93 x 3.30)

With stone fireplace with inset living flame gas fire, two radiators, coving to ceiling, double glazed window to front and internal secondary double glazed window to rear.



Dining Room

14'0" x 9'11" (4.27 x 3.04)

With plate rack, coving to ceiling, radiator, double glazed window overlooking rear garden, internal secondary glazed window and internal double glazed door giving access to conservatory.



Conservatory

14'0" x 9'1" (4.28 x 2.78)

With tile flooring, radiator, double glazed window and double glazed door giving access to garden.



Kitchen

12'6" x 8'11" (3.82 x 2.74)

With single stainless steel sink unit with hot and cold tap, wall and base cupboards, worktop, built-in four ring gas hob with extractor hood over, built-in electric fan assisted oven, plumbing for dishwasher, wine rack and double glazed window overlooking rear garden.



Side Lean To

16'6" x 4'9" (5.04 x 1.46)

With front and rear access doors, plumbing for automatic washing machine, single glazed window, power, lighting and integral door giving access to garage (potential utility room).

First Floor Landing

10'1" x 4'1" (3.08 x 1.25)

With radiator, double glazed window and access to roof space.

Bedroom One

14'4" x 9'1" (4.39 x 2.78)

With two built-in double wardrobes with cupboards above, dressing table, two bedside cabinets, radiator, coving to ceiling and double glazed window to rear.



Bedroom Two

10'1" x 9'1" (3.09 x 2.77)

With two built-in double wardrobes with cupboards above, additional built-in wardrobe with cupboard above, radiator and double glazed window to rear.



Bedroom Three

11'1" x 10'2" (3.38 x 3.10)

With fitted double wardrobe with cupboard above, additional wardrobe to side with cupboard above, radiator, coving to ceiling and double glazed window to front.



Family Bathroom

8'2" x 7'1" (2.49 x 2.17)

With bath with electric shower over, wash basin with fitted base cupboard underneath, radiator, spotlights to ceiling, shaver point, built-in cupboard housing the Baxi combination boiler and two double glazed obscure windows.



Separate WC

5'3" x 2'9" (1.61 x 0.84)

With low level WC, fully tiled walls and double glazed obscure window.

Front Garden

The property is set back from the pavement edge behind a low maintenance fore-garden with paving and inset flower beds.

Rear Garden

To the rear of the property is a warm westerly facing, enclosed, rear garden laid to lawn with paved pathway and patio. Greenhouse and timber shed.



Driveway

A tarmac driveway with block paved edges provides car standing spaces.

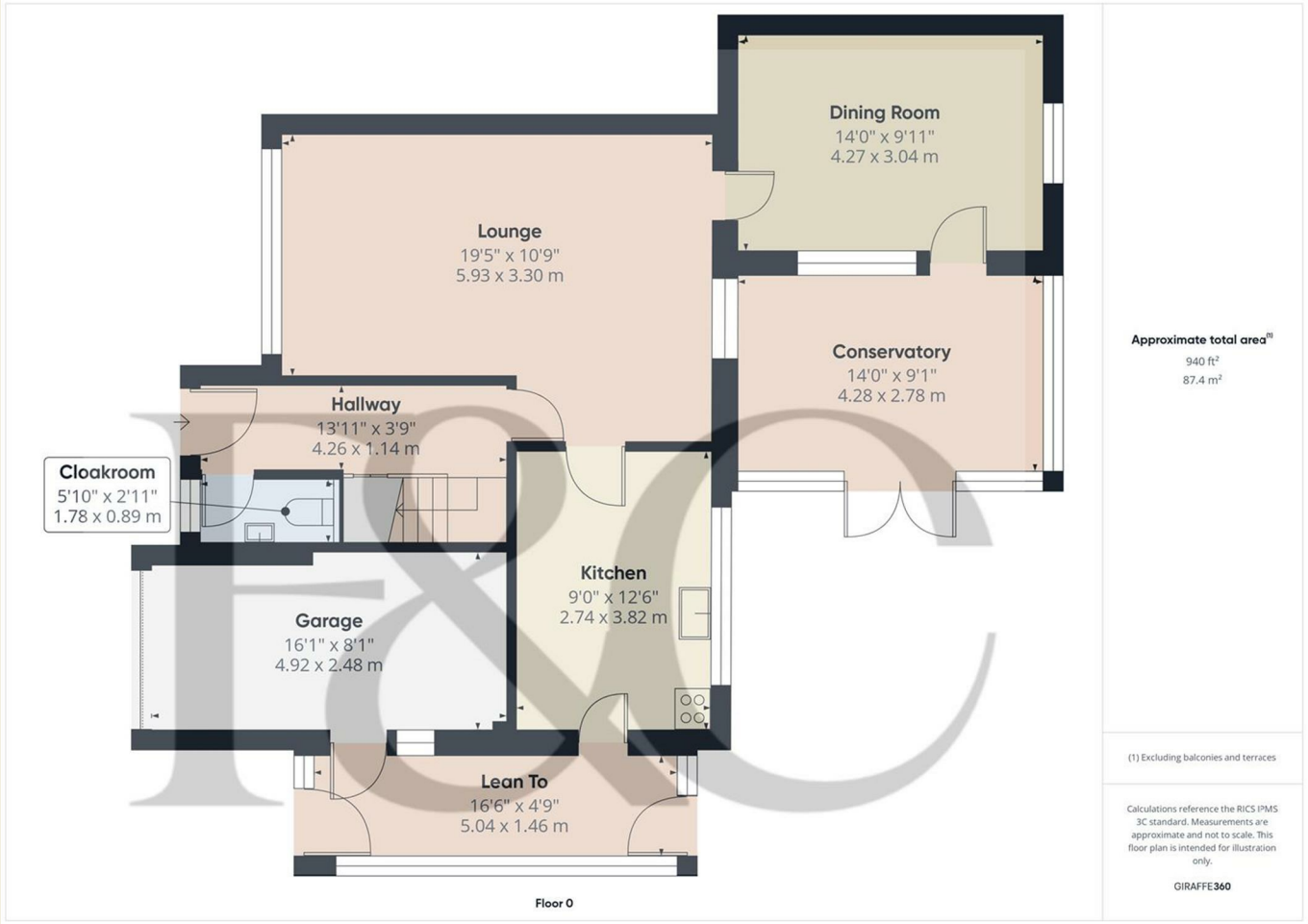
Garage

16'1" x 8'1" (4.92 x 2.48)

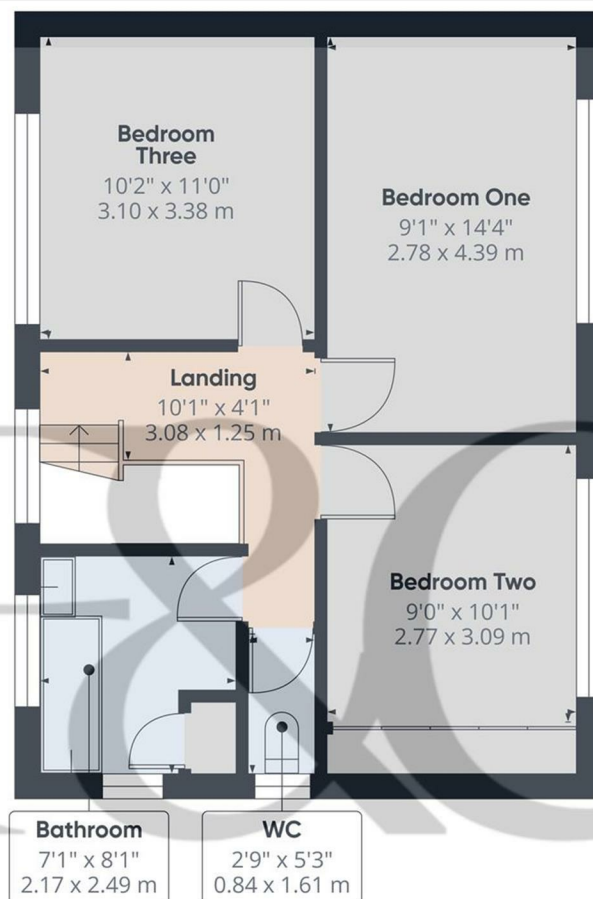
With concrete floor, power, lighting, up and over front door, gas metre, electric consumer unit, integral single glazed window and integral half glazed door. Cold water tap.



Council Tax Band E



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. Fletcher & Company 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.



Floor 1

Approximate total areaⁱⁱⁱ
487 ft²
45.2 m²

(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.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	74
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

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

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. Fletcher & Company 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.