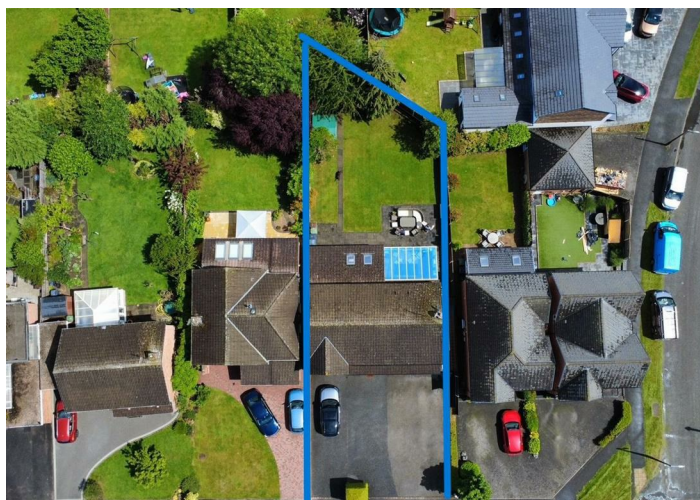


5 Bed House - Detached

Price £710,000

Granville Close, Duffield, Derby, DE56 4FY



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An exceptionally well appointed and thoughtfully extended executive detached family home of some 2034 square feet, occupying a substantial mature plot at this highly aspirational address, situated in the renowned Ecclesbourne Secondary School catchment area. A full inspection is essential to appreciate the location, size of accommodation and wealth of quality appointments on offer. Gas centrally heated and UPVC double-glazed throughout. In brief; wide reception hall, guest's cloakroom / Wc, sitting room with feature cast iron multi fuel burner, separate dining room / home office, superior well equipped dining kitchen with utility room off, games room. On the first floor a landing leads to five bedrooms (Principal bedroom with shower room en-suite) and main bathroom. Outside is a large forecourt, double tandem brick garage and established gardens. Freehold. Council tax band F. Energy rating C.

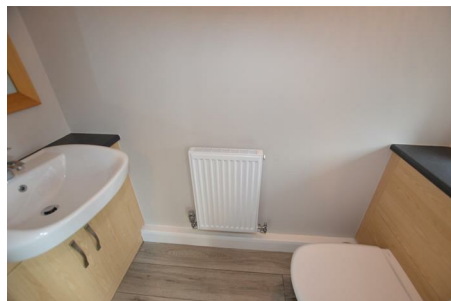
Wide Reception Hall 14'2" x 10'9" (4.34 x 3.29)



Having UPVC opaque double glazed entrance door with matching side lights, ceramic tiled floor, powder coated contemporary style heated towel rail, two deep storage cupboards and dog legged staircase to first floor.



Guests Cloak Room/WC



Having modern white two piece suite comprising; concealed flush wc and wash hand basin nestling on a wood grain effect vanity unit, radiator, ceramic tiled floor and UPVC opaque double glazed window to front aspect.

Dining Room/Home Office 16'9" x 11'1" maximum (5.11 x 3.40 maximum)



Having a feature solid wood floor, radiator, coving to ceiling and UPVC double glazed window to front aspect.

Sitting Room 16'11" x 12'10" (5.16 x 3.92)



The focal point of the room being the cast iron multi fuel burner, six wall light points, coving to ceiling, television and media connection points, radiator and double glazed sliding patio doors leading to the conservatory.

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Bespoke Dining Kitchen 22'9" x 13'7" (6.95 x 4.16)



Having a full range of soft close handleless wall, base and drawer units with feature quartz working surfaces incorporating a central island unit, inset stainless steel sink bowl with vegetable preparation bowl, together with an extendable hot and cold mixer tap, ceramic tiled floor (having underfloor heating), space and plumbing for American style fridge freezer, integrated dish washer and wine rack, the focal point of the room being the fire burner free standing gas range with hot plate, twin electric fan assisted ovens and grills, glass splash back. contemporary style canopy extractor hood with down lighter, ceiling LED down lighters, two Velux double glazed skylights, contemporary style powder coated radiator, coving to ceiling, door to utility room, UPVC double glazed window to rear aspect and UPVC double glazed door leading to the: games room.



Conservatory/Games Room 16'0" x 12'1" (4.90 x 3.70)



Having ceramic tiled floor (having underfloor heating), two wall light points, ceiling LED down lighters, glass roof and matching French doors and windows giving views and access over the private landscaped rear garden.

Utility Room 8'3" x 6'6" (2.52 x 2.00)



Having a range of wall and base cupboards with laminated working surfaces, inset stainless steel sink top with side drainer, extendable hot and cold mixer tap, Worcester wall mounted gas boiler, space and plumbing for automatic washing machine, space for dryer, radiator, ceramic tiled floor (having underfloor heating), door to garage, UPVC double glazed window and UPVC opaque double glazed door to rear garden.

First Floor Galleried Landing



With spindle balustrade, access to roof space (having pull down loft ladder, the loft being boarded and supplied with light), radiator and UPVC double glazed window to front aspect.

Principal Bedroom 15'2" x 13'8" maximum (4.63 x 4.17 maximum)



Having a range of quality built in bedroom furniture, radiator, television connection point, coving to ceiling and UPVC double glazed window to front aspect. A door leads to the:-



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Shower Room/En Suite



Having modern contemporary white four piece suite comprising; low centre flush wc, his and hers circular wash hand basins nestling on a floating wood grain effect vanity unit and walk in double shower with feature fixed head mains fed drench shower together with hand held shower attachment, glass shower screen, complimentary ceramic tiled splash backs with contrasting floor, chrome heated towel rail, shaver socket, ceiling extractor fan and UPVC opaque double glazed window to rear aspect.



Bedroom Two 11'1" x 10'4" (3.38 x 3.15)



Having a recessed built in wardrobe, radiator,

coving to ceiling and UPVC double glazed window to front aspect.



Bedroom Three 11'9" x 11'0" (3.59 x 3.36)



Having television connection point, radiator, coving to ceiling and UPVC double glazed window to rear aspect.

Bedroom Four 9'8" x 9'4" (2.97 x 2.86)

Having radiator, coving to ceiling and UPVC double glazed window to rear aspect.

Bedroom Five 8'6" x 7'4" (2.61 x 2.24)

Having radiator, coving to ceiling and UPVC double glazed window to front aspect.

Bathroom



Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and deep panelled shower bath with feature fixed head mains fed drench shower together with hand held shower attachment, glass shower screen, complimentary ceramic part tiled walls with contrasting floor, chrome heated towel rail, shaver socket, ceiling extractor fan, large double airing cupboard (housing the pressurised hot water cylinder) and UPVC opaque double glazed window to rear aspect.

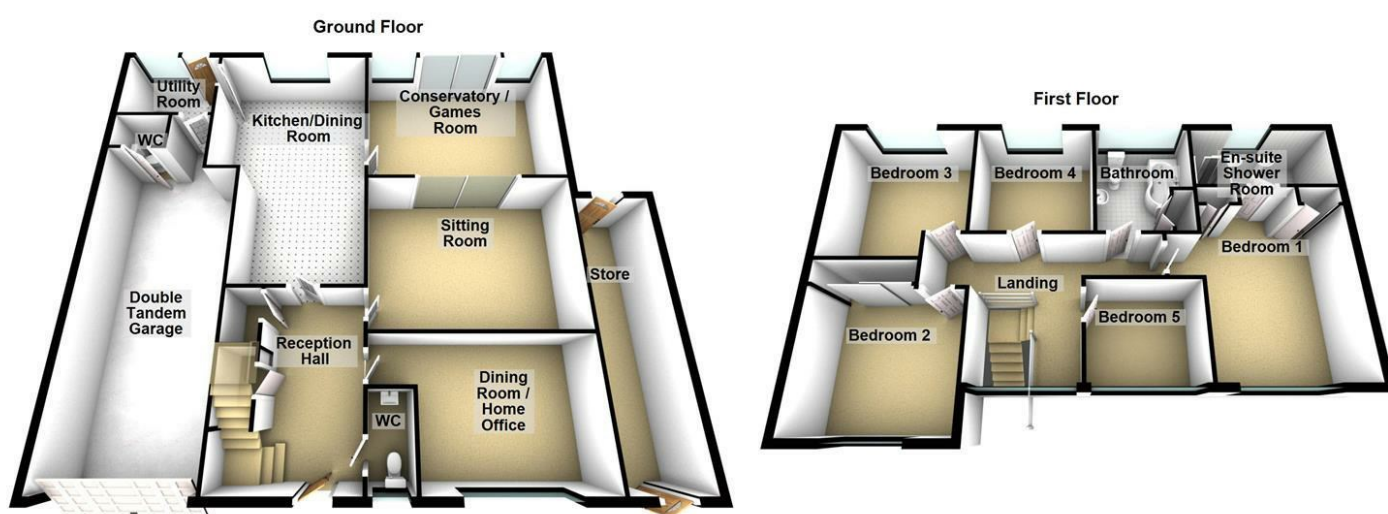
Outside

The property occupies a sizeable mature plot at this highly aspirational address. To the front is a tarmac fore court giving car standing space for approximately eight cars. This in turn leads to the double tandem garage, measuring internally 9.27 x 3.31m, having roller shutter door, rear internal personal door, power and light (the garage also boasts a separate wc and wash hand basin). The sizeable landscaped private rear garden is enclosed by close panelled fencing, laid to a shaped lawn with Cotswold style patio area and pathway, established shrubs and trees, cold water tap and garden lighting.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs A (91-100) B (81-90) C (69-80) D (55-68) E (49-54) F (39-48) G (1-38) Not energy efficient - higher running costs			
England & Wales		70	78
		EU Directive 2002/91/EC	

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