



5 Bed House - Detached

The Pines Hob Hill, Hazelwood, Belper DE56 4AL
Offers Around £1,100,000 Freehold



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- Stylish Detached Home – Popular Hamlet Location
- Ecclesbourne School Catchment Area
- Lounge & Study
- Well Appointed Kitchen with Dining Room
- Utility Room & Cloakroom
- Five Bedrooms & Two Bathrooms
- Landscaped Gardens
- Driveway & Double Garage
- Attractive Position – Nicely Tucked Away
- Far-Reaching Views

ECCLESBOURNE SCHOOL CATCHMENT AREA – This stylish detached home offers a perfect blend of comfort and elegance, making it an ideal family residence.

As you approach the house, you will appreciate its attractive position, tucked away down a private driveway shared with just one other home, ensuring a sense of peace and privacy.

The property features porch, hallway, lounge, study, dining room, kitchen, utility, cloakroom, five bedrooms, en-suite and family bathroom.

The wrap-around landscaped gardens are a true highlight offering a beautiful outdoor space. A driveway leads to a double garage.

Located in a popular hamlet, this property is surrounded by the natural beauty of Derbyshire, providing a serene lifestyle while still being within easy reach of local amenities.

The Location

The property is situated in the charming hamlet of Hazelwood which is a particularly sought after residential location and offers an historic Church, village hall, tennis court, green bowls, bus service and many pleasant walks in delightful open countryside.

The location also gives access to Ashbourne, which is known as the gateway to Dovedale and the famous Peak district National Park. The market town of Belper is a short distance away and offers a broad range of facilities including supermarkets, cafes and restaurants. The village of Duffield which provides a varied and interesting range of shops and amenities, together with schools including William Gilbert and The Meadows Primary School and the noted Ecclesbourne Secondary School.

Recreational facilities include tennis, squash and Chevin golf course. There is also a local train service from Duffield to Derby, with a further service from Derby to London St. Pancras of approximately 95 minutes.

Accommodation

Porch

10'3" x 3'9" (3.14 x 1.15)

With vaulted ceiling, spotlights to ceiling, entrance door and matching side double glazed windows.



Hallway

With deep skirting boards and architraves, high ceilings, spotlights to ceiling, underfloor heating, staircase leading to first floor, double opening half glazed oak veneer doors with chrome fittings opening into dining room. and generous sized double glazed window with pleasant aspect to front.



Built-In Coat Cupboard

3'9" x 3'8" (1.15 x 1.12)

With light, clothes rail and oak veneer door with chrome fittings.

Cloakroom

6'9" x 3'6" (2.08 x 1.09)

With low level WC, fitted wash basin with fitted base cupboard underneath, tile splashbacks, tile flooring, heated towel rail/radiator, spotlights to ceiling, double glazed obscure window and internal oak veneer door with chrome fittings.



Lounge

24'6" x 14'10" (7.47 x 4.53)

With character ceilings, underfloor heating, generous sized double glazed window to front, generous sized double glazed window to rear, pleasant aspect over gardens and internal oak veneer door with chrome fittings.



Study

10'9" x 9'9" (3.30 x 2.98)

With radiator, spotlights to ceiling, double glazed window with fitted blind and internal oak veneer door with chrome fittings.



Dining Room

18'4" x 12'5" (5.60 x 3.79)

With deep skirting boards and architraves, high ceiling, spotlights to ceiling, two radiators, double glazed picture window to side, double glazed bi folding doors opening onto attractive patio and gardens.



Kitchen

19'9" x 13'3" (6.02 x 4.04)

With one and a half sink unit with Quooker tap, wall and base fitted units with matching quartz worktops, kitchen island again with matching quartz worktops incorporating induction hob with extractor hood over, integrated dishwasher, integrated double fridge/freezer, built-in microwave with warming plate drawer underneath, two electric fan assisted ovens, tile flooring, recycling bin storage cupboard, radiator, spotlights to ceiling, generous sized double glazed window overlooking gardens, concealed worktop lights, continuation of the kitchen island forming a useful breakfast bar area with matching quartz worktops, internal oak veneer door with chrome fittings opening into dining room and internal oak veneer door with chrome fittings opening to utility room.



Storage Cupboard

6'6" x 3'1" (1.99 x 0.96)

With tile floor, light and providing storage.

Utility Room

9'8" x 5'9" (2.97 x 1.76)

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, plumbing for automatic washing machine, space for tumble dryer, tile flooring, radiator, feature double glazed lantern style window, double glazed window to rear with tiled sill and double glazed door giving access to garden.



Bedroom Four

15'8" x 12'5" (4.80 x 3.81)

With two fitted storage cupboards, deep skirting boards and architraves, high ceiling, spotlights to ceiling, radiator, double glazed window to side and internal oak veneer door with chrome fittings.



Bedroom Five

12'0" x 8'2" (3.67 x 2.50)

With deep skirting boards and architraves, high ceiling, radiator, spotlights to ceiling, double glazed window to front with fitted blind and internal oak veneer door with chrome fittings.



First Floor Landing

6'3" x 5'2" (1.91 x 1.58)

With access to roof space.

Bedroom One

16'11" x 13'1" (5.16 x 4.01)

With deep skirting boards and architraves, high ceiling, a good range of fitted wardrobes, spotlights to ceiling, radiator, double glazed window to front giving access to sun balcony and internal oak veneer door with chrome fittings.



Sun Balcony

With far-reaching views.



En-Suite

7'9" x 6'2" (2.37 x 1.90)

With high ceiling, double shower cubicle with shower, fitted wash basin with fitted base cupboard underneath, low level WC, fully tiled walls with matching tile flooring, heated towel rail/radiator, spotlights to ceiling, extractor fan, shaver point, double glazed window to rear and internal oak veneer door with chrome fittings.



Bedroom Two

12'2" x 9'8" (3.72 x 2.95)

With deep skirting boards and architraves, high ceiling, spotlights to ceiling, radiator, double glazed window to rear and internal oak veneer door with chrome fittings.



Bedroom Three

10'8" x 9'9" (3.27 x 2.98)

With deep skirting boards and architraves, high ceiling, spotlights to ceiling, built-in storage cupboard, radiator, double glazed window to front and internal oak veneer door with chrome fittings.



Family Bathroom

11'3" x 6'3" (3.43 x 1.91)

With bath with chrome fittings, fitted wash basin with chrome fittings with fitted base cupboard underneath, double shower cubicle with shower, low level WC, fully tiled walls, matching tile flooring, high ceiling, spotlights to ceiling, extractor fan, heated towel rail/radiator, double glazed window to rear and internal oak veneer door with chrome fittings.



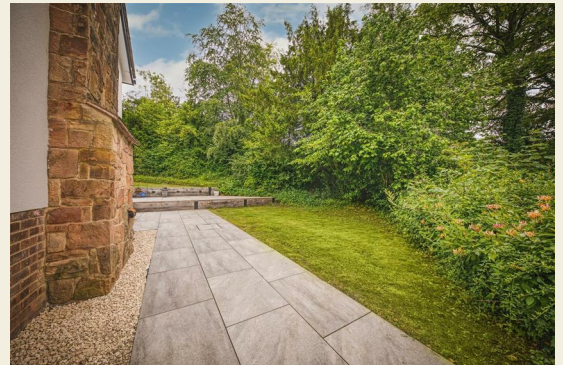
Front Garden

Laid to lawn with inset flower beds and steps leading to entrance door.



Side Garden

(Right Hand Side) Laid to lawn with attractive patio/terrace area providing a pleasant sitting out and entertaining space.



Side Garden

(Left Hand Side) Laid to lawn with flower beds and steps leading to upper patio.



Rear Garden

Laid to lawn with a varied selection of shrubs, plants, continuation of the attractive patio/terrace area and steps leading to upper patio, enjoying pleasant far-reaching views.



Driveway

A double width tarmac driveway provides car standing spaces for four/five cars.



Double Garage

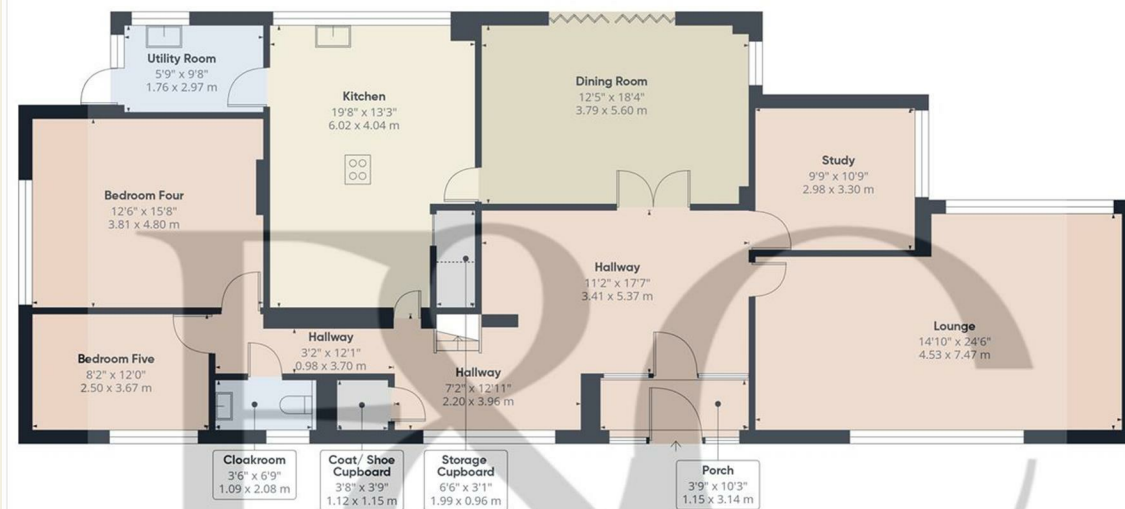
21'0" x 16'2" (6.41 x 4.94)

With power, lighting, central heating boiler, cold water tap and electric door.



Council Tax Band G





Approximate total area⁽¹⁾

1695 ft²
157.5 m²

Reduced headroom

9 ft²
0.8 m²

(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

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Floor 1

Approximate total area⁽¹⁾

591 ft²
54.9 m²

Balconies and terraces

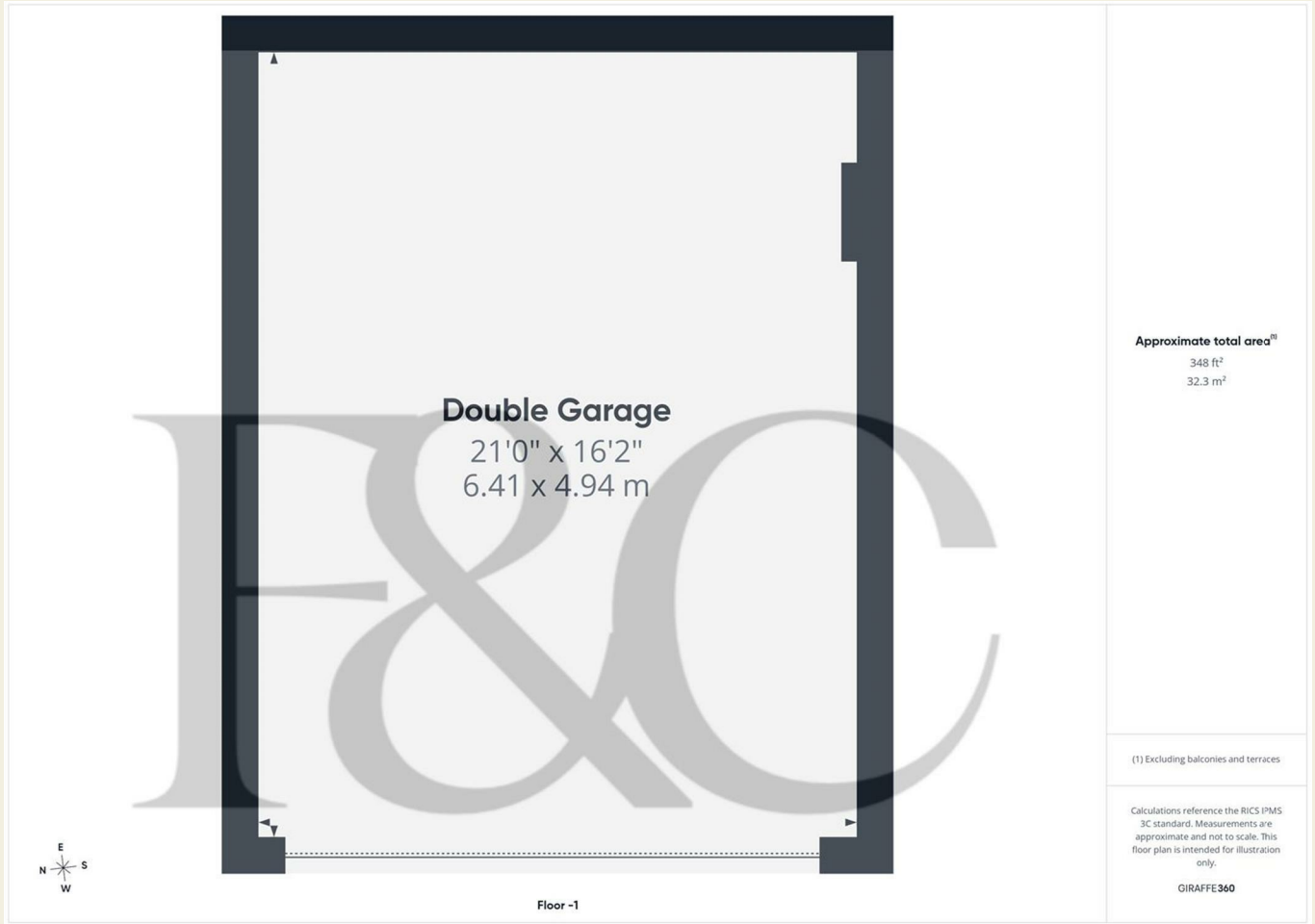
103 ft²
9.6 m²

(1) Excluding balconies and terraces

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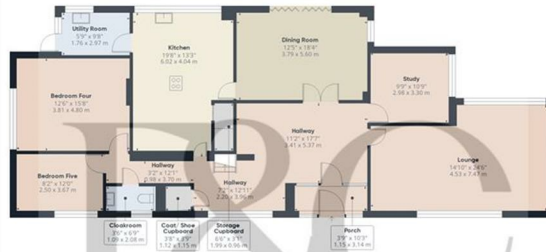
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Floor -1



Floor 0

Approximate total area⁽¹⁾
2634 ft²
244.7 m²

Balconies and terraces
103 ft²
9.6 m²

Reduced headroom
9 ft²
0.8 m²



Floor 1

(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) 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		
	68	79
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	