



### 3 Bed House - Semi-Detached

4 Marsden Close, Duffield, Belper DE56 4DB

Offers Around £285,000 Freehold



**Fletcher**  
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- Highly Appealing Semi-Detached Home
- Ecclesbourne School Catchment Area
- Lounge & Kitchen/Dining Room
- Three Bedrooms & Family Bathroom
- Front & Rear Gardens
- Outside Store/Laundry & Brick Store
- Block Paved Driveway
- Close to Duffield Local Amenities & Countryside Walks
- Ideal For First Time Buyer or Family

ECCLESBOURNE SCHOOL CATCHMENT AREA - Highly appealing three bedroom semi-detached house located in a convenient cul-de-sac with easy reach of Duffield village amenities - Ideal choice for the family.

#### 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. The village has excellent medical and educational facilities both at primary and secondary level (Ecclesbourne Secondary School). There is a regular bus service along the A6 between Derby and Belper. Also 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.

The famous market town of Ashbourne, known as the gateway to Dovedale and The Peak District National Park lies approximately 10 miles to the west. The thriving market town of Belper is situated 3 miles north of the village and provides a more comprehensive range of shops and leisure facilities.

#### Accommodation

##### Ground Floor

##### Entrance Hall

8'3" x 5'11" (2.53 x 1.82)

With entrance door, radiator, laminated flooring, coat hangers, double glazed window and staircase leading to first floor.

##### Storage Cupboard

5'11" x 2'9" (1.81 x 0.84)

Providing storage with shelving.

## Lounge

15'7" x 13'5" (4.75 x 4.11)

Fireplace with inset living flame gas fire, radiator, double glazed window to side, double glazed window to front and internal panelled door.



## Kitchen/Dining Room

13'1" x 10'2" (4.01 x 3.10)

With single stainless steel sink unit with hot and cold tap, wall and base fitted units with worktops, gas cooker included in the sale, radiator, gas fire (back boiler), plumbing for automatic washing machine, double glazed window to rear, double glazed door giving access to garden and internal door giving access to understairs storage cupboard.



### First Floor Landing

6'9" x 3'1" (2.08 x 0.94)

With access to roof space.

### Bedroom One

13'6" x 10'4" (4.14 x 3.16)

With radiator, double glazed window to rear and internal panelled door.



## Bedroom Two

13'7" x 8'0" (4.16 x 2.46)

With built-in cupboard housing the hot water cylinder, radiator, double glazed window to front and internal panelled door.



## Bedroom Three

10'5" x 8'5" (3.20 x 2.57)

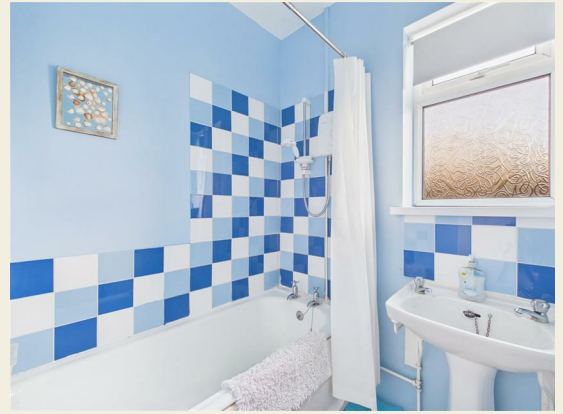
With radiator, double glazed window to front and internal panelled door.



## Bathroom

6'0" x 5'7" (1.85 x 1.71)

With bath with electric shower over, pedestal wash handbasin, tiled splashbacks, radiator, double glazed window to rear and internal panelled door.



## Separate WC

5'4" x 2'8" (1.65 x 0.82)

With low level WC, double glazed window and internal panelled door.

## Front Garden

The property is set back from the pavement edge behind a lawned fore-garden with flower beds and private hedgerow.

## Rear Garden

To the rear of the property is a lawned garden with flower beds. Side access with side gate.



### Store/Laundry

6'0" x 5'9" (1.85 x 1.76)

With power, lighting, vent for tumble dryer and latch door.



### Brick Store

5'1" x 3'1" (1.56 x 0.96)

Providing storage.

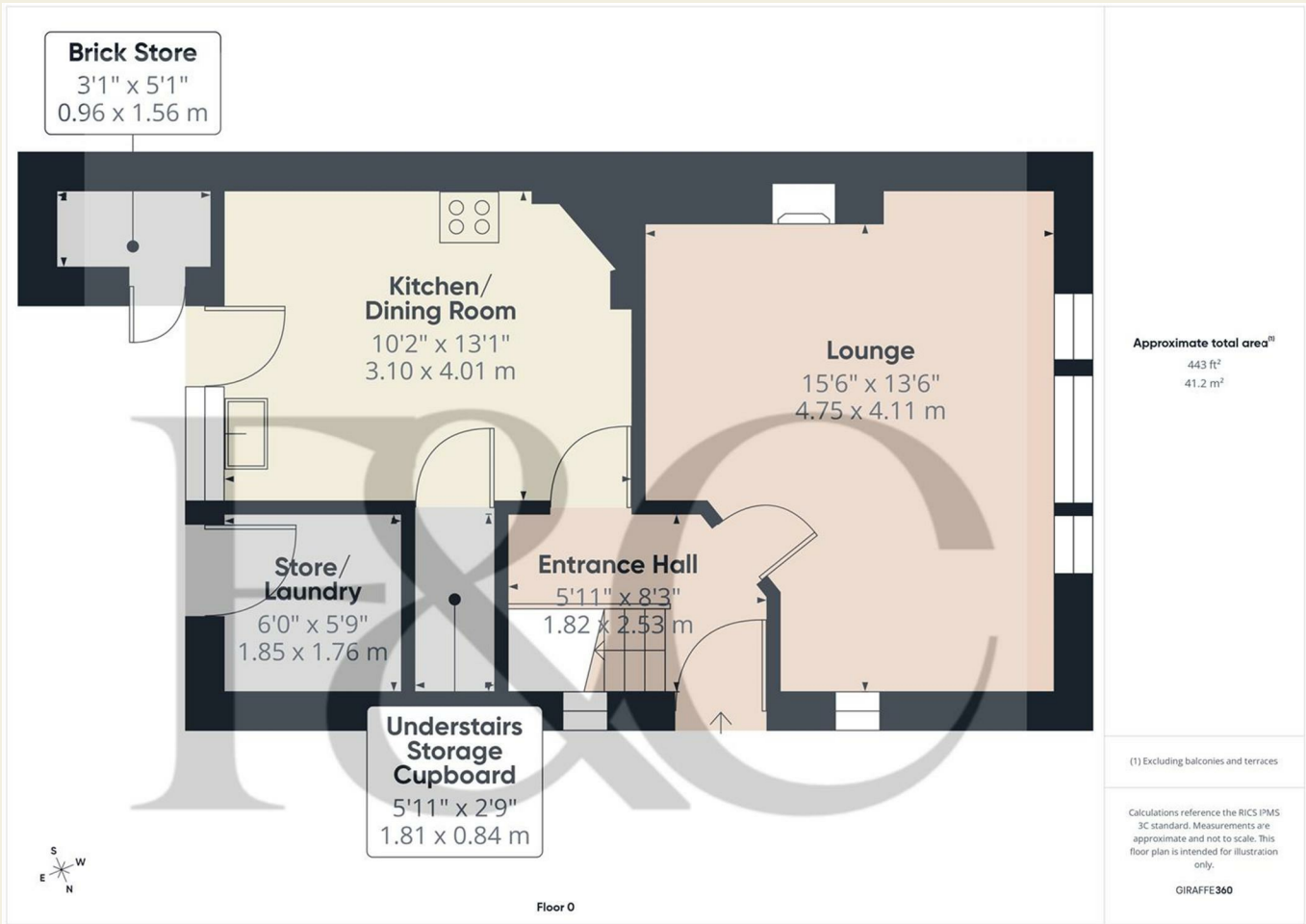
### Driveway

A block paved driveway provides off-road car parking with black painted wrought iron double opening gates.

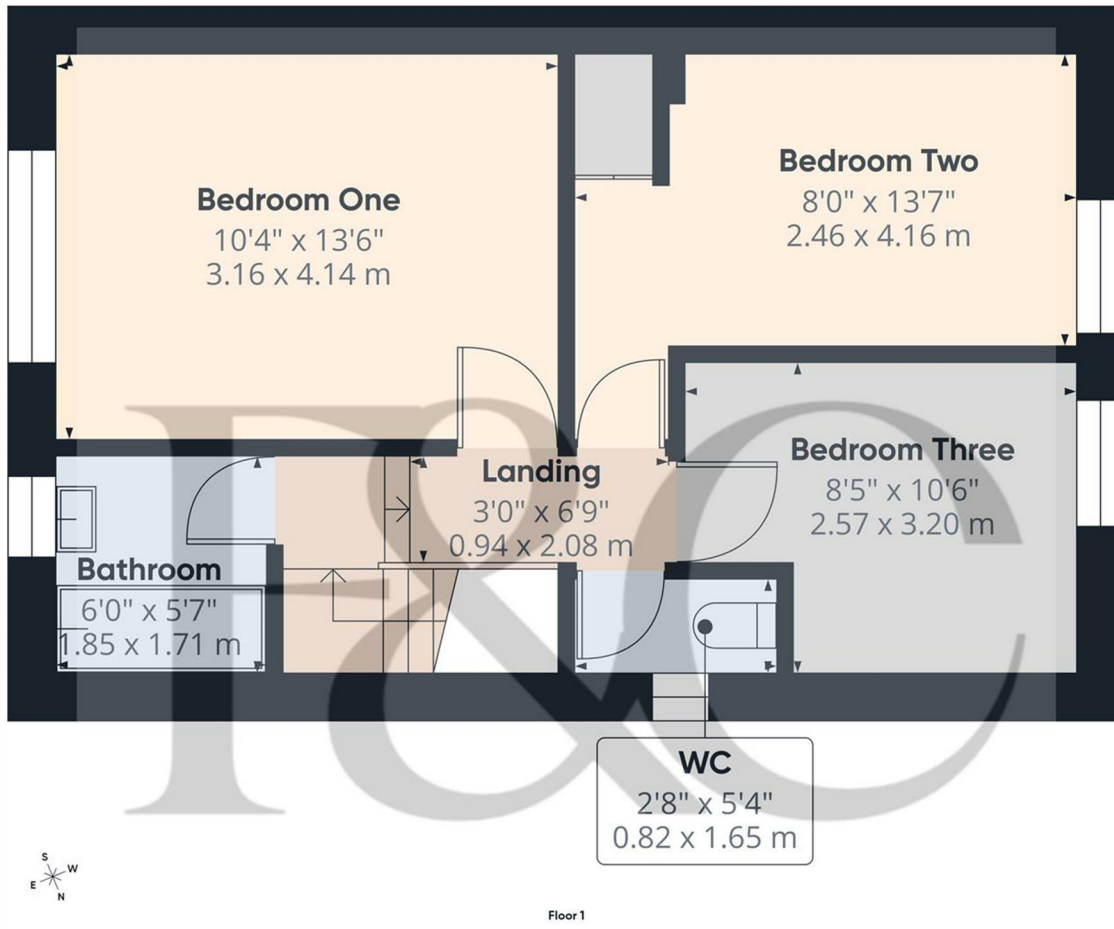


### Council Tax Band C





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Approximate total area<sup>1)</sup>  
416 ft<sup>2</sup>  
38.6 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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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
	<b>56</b>	<b>79</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
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