



4 Bed House - Detached

7 Hall Farm Road, Duffield, Belper DE56 4FS
Offers Around £600,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Highly Appealing Detached Home
- Ecclesbourne School Catchment Area
- Potential To Improve & Extend (subject to planning permission)
- Lounge, Dining Room, Playroom
- Breakfast Kitchen
- Four Bedrooms & Family Bathroom
- Generous Garden Plot – South Westerly Aspect
- Driveway & Garage
- Short Walk into Duffield Village
- Family Home with Potential

ECCLESBOURNE SCHOOL CATCHMENT AREA – This highly appealing four bedroom detached home with generous garden offers a wonderful opportunity for families and individuals alike.

The potential for improvement and extension, subject to planning permission, allows for the possibility of tailoring the home to suit your personal needs and preferences.

Situated just a short walk from Duffield Village, residents will benefit from excellent local amenities, including shops, schools, and recreational facilities.

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

Storm Porch

With two brick pillars and glazed door giving access to entrance hall.

Entrance Hall

10'7" x 7'9" (3.25 x 2.38)

With original wood flooring, radiator, staircase to first floor and two useful built-in storage cupboards.



Cloakroom

7'9" x 2'11" (2.38 x 0.90)

With low level WC, wash basin, radiator, storage cupboard and double glazed window.

Lounge

16'9" x 12'11" (5.12 x 3.94)

With fireplace with open grate fire and raised tiled hearth, wood flooring, radiator, coving to ceiling, double glazed sliding patio doors opening onto patio and garden.



Dining Room

10'11" x 9'10" (3.33 x 3.02)

With radiator, coving to ceiling, double glazed window overlooking rear garden and open square archway leading to lounge.



Playroom

11'8" x 8'2" (3.56 x 2.49)

With storage cupboard, double glazed window, double glazed sliding door opening onto patio and garden.



Breakfast Kitchen

10'11" x 10'9" (3.33 x 3.30)

With one and a half sink unit with mixer tap, wall and base fitted units with matching work tops, continuation of the worktops forming a useful breakfast bar area, built-in four ring gas hob, built-in double electric fan assisted oven, integrated fridge/freezer, radiator, plumbing for automatic washing machine, integrated dishwasher, double glazed window to front with tiled sill and double glazed side access door.



Side Lean To

With double glazed front door and door giving access to garage.

First Floor Landing

7'5" x 5'6" (2.27 x 1.70)

With built-in cupboard housing the boiler, double glazed window to front and access to roof space.

Bedroom One

12'0" x 10'10" (3.66 x 3.31)

With a good range of fitted wardrobes providing good storage including chest of drawers and bedside cabinets, radiator and double glazed window to front.



Bedroom Two

10'11" x 10'6" (3.35 x 3.21)

With two fitted double wardrobes with cupboards above, radiator and double glazed window with aspect to front.



Bedroom Three

10'2" x 9'0" (3.11 x 2.75)

With fitted wardrobe and matching bedside drawers, radiator and double glazed window to rear.



Bedroom Four

10'9" x 7'2" (3.29 x 2.20)

With built-in cupboard, radiator and double glazed window to rear.



Family Bathroom

With bath with shower attachment, pedestal wash handbasin, low level WC, tiled splash backs, heated towel rail/radiator and double glazed window to rear.



Front Garden

The property is set back from the pavement edge behind a lawned fore garden with cherry blossom tree.

Rear Garden

Being of a major asset and sale to this particular property is its generous sized, private, South Westerly aspect garden mainly laid to lawn with a varied selection of shrubs, plants, fruit trees and a paved patio.



Driveway

A driveway provides off road car parking.

Garage/Workshop

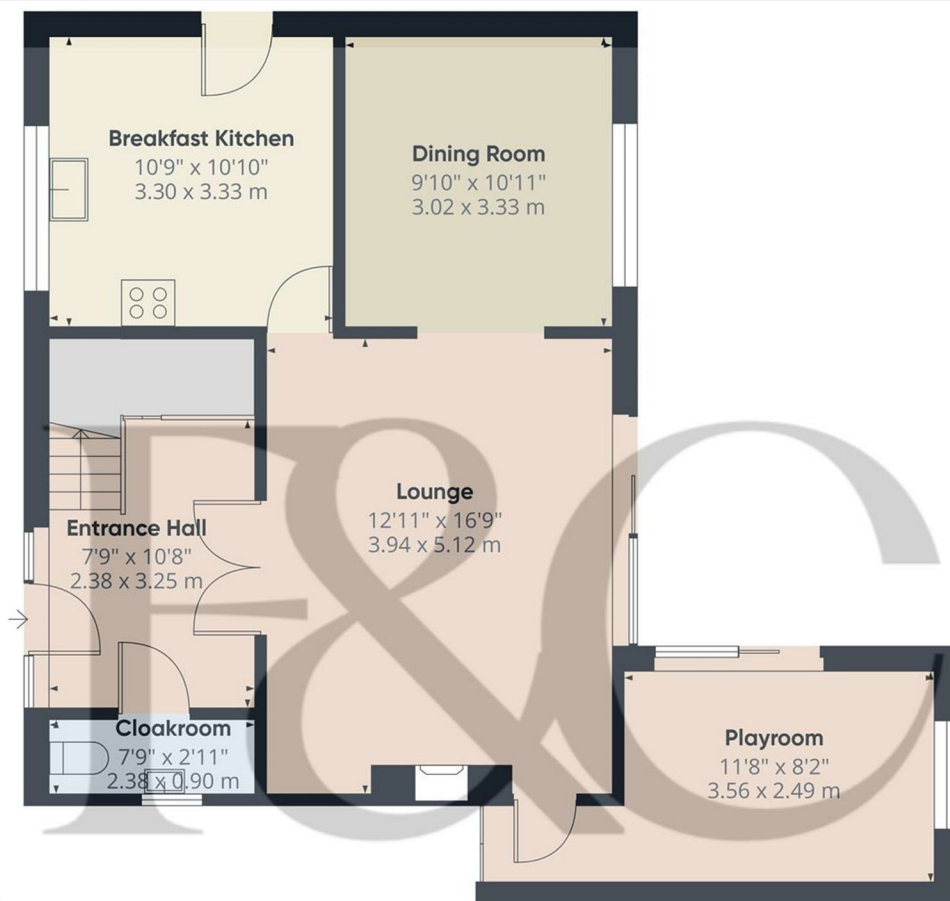
29'0" x 8'7" (8.86 x 2.62)

With concrete floor, electric roll up front door, window to rear, side personnel door, power and lighting.



Council Tax - E

Amber Valley



Floor 0 Building 1

Approximate total area⁽¹⁾

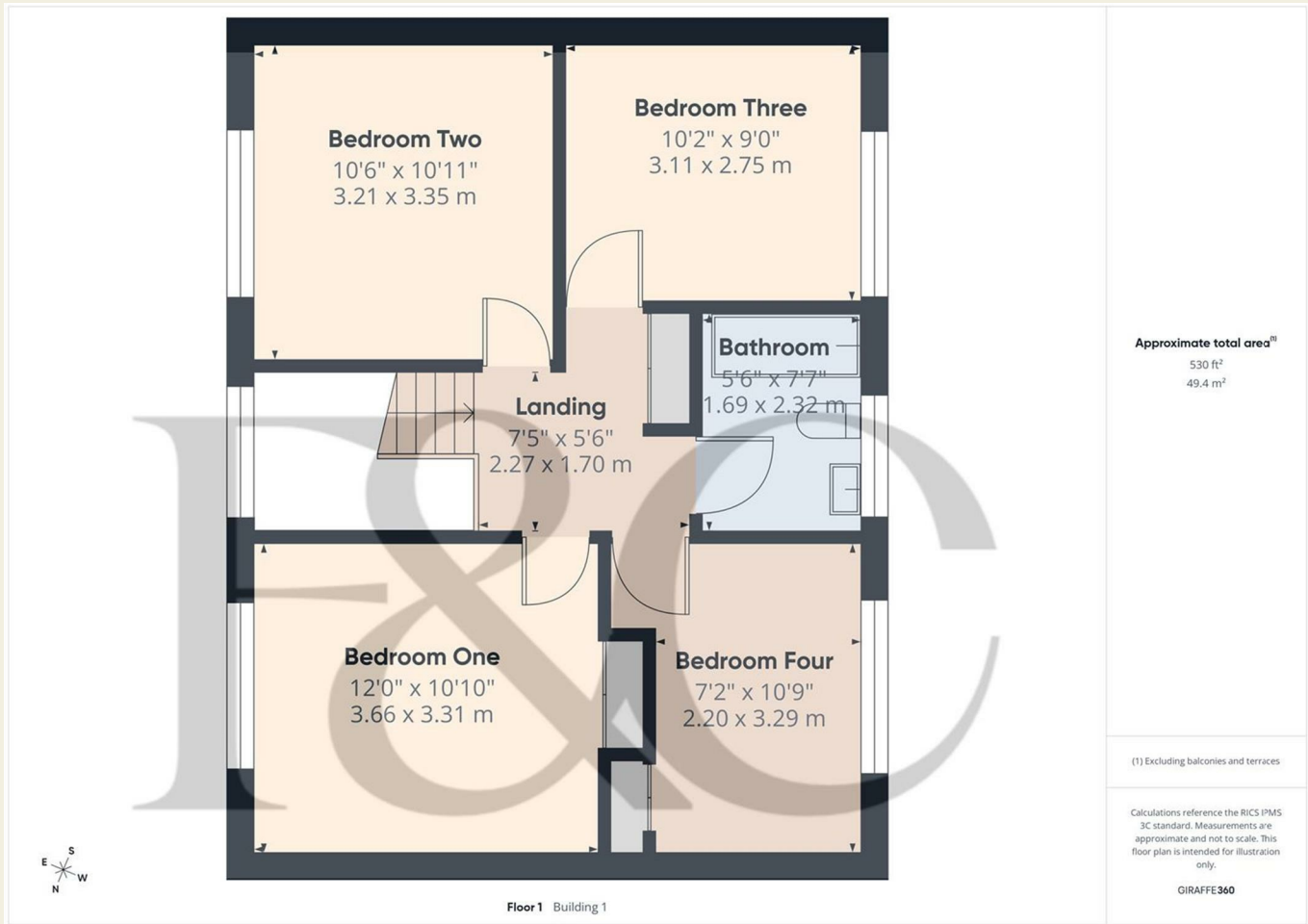
690 ft²
64.1 m²

(1) Excluding balconies and terraces

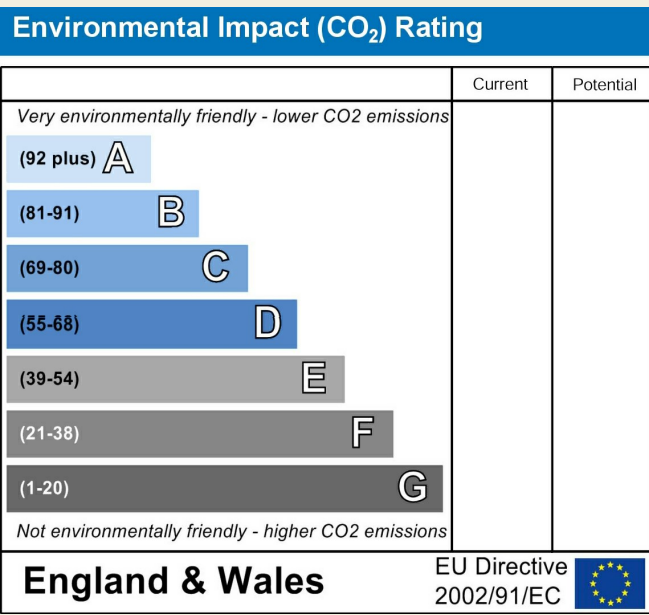
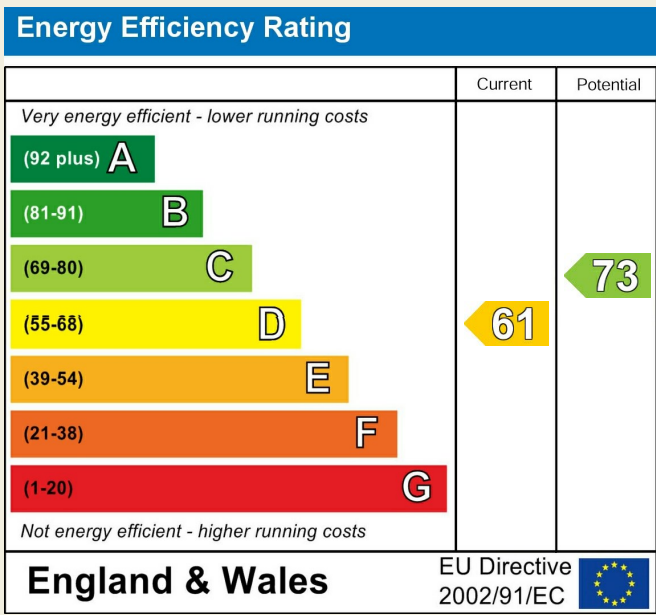
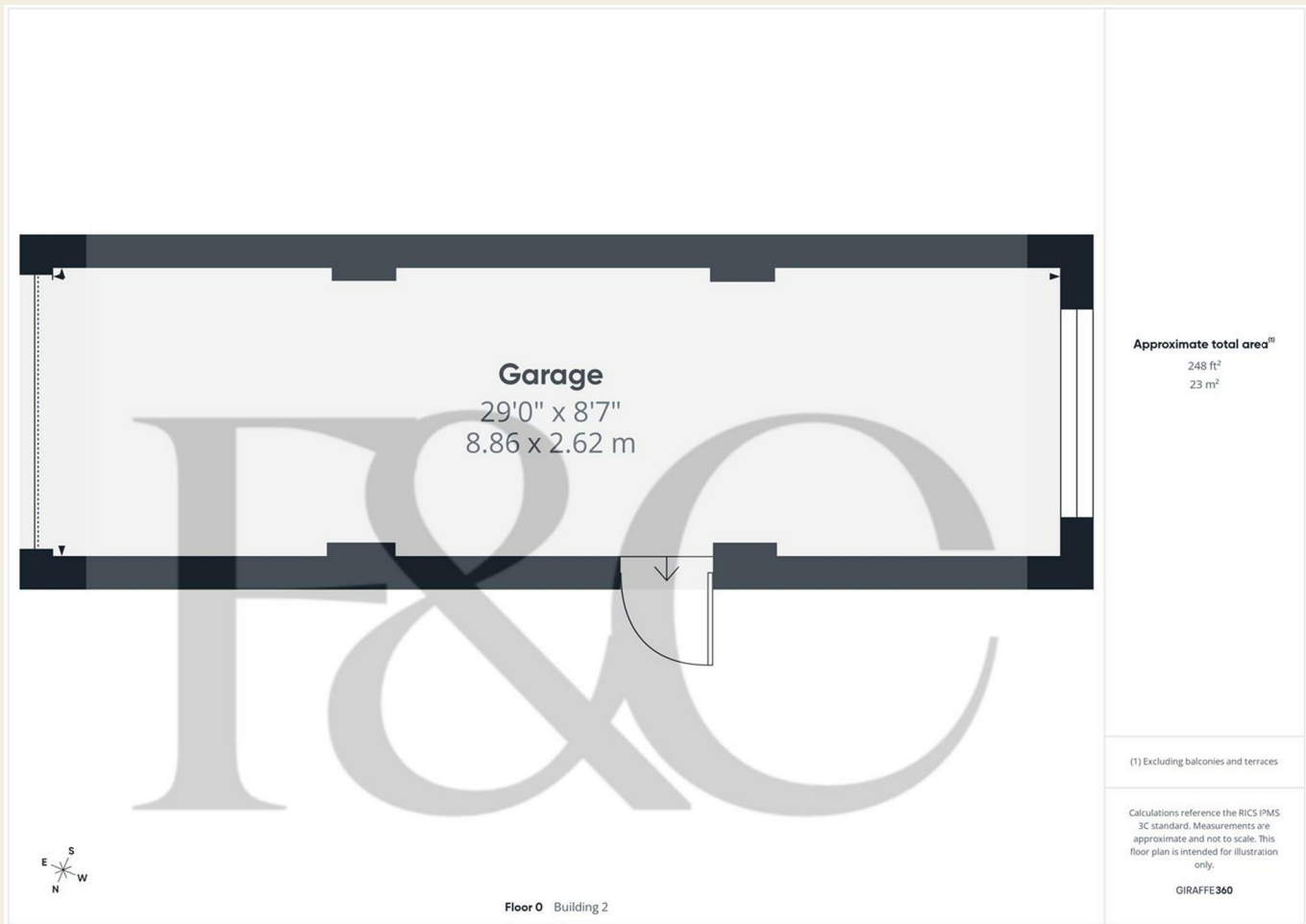
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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