





4 Bed House - Detached

53 Broadway, Duffield, Belper DE56 4BU

Offers Around £780,000 Freehold

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Fletcher & Company

www.fletcherandcompany.co.uk

- A Rare Detached Property - Great Location
- Ecclesbourne School Catchment Area
- Beautiful Countryside Views
- Potential to Extend (Subject to Planning Permission) - Perfect Refurbishment Project
- Lounge, Dining Room, Study/Bedroom 4
- Kitchen & Utility
- Three Bedrooms & Two Bathrooms
- Mature Garden Plot - Backs onto Open Fields & Countryside
- Block Paved Driveway
- Double Garage & Workshop

ECCLESBOURNE SCHOOL CATCHMENT AREA – A rare opportunity to acquire a three/four bedroom detached property with large private garden backing onto beautiful countryside, situated along Broadway, a very sought-after location in Duffield.

The Location

The village of Duffield is situated approximately 5 miles north of Derby along the main A6 arterial road and the village in turn has an excellent range of local shops, public houses, restaurants, supermarket, tennis and squash club, Chevin golf club, recreational facilities including the Eyes Meadow Nature reserve. Local primary schools include William Gilbert Endowed School, Meadows Primary School and the well-known Ecclesbourne Secondary School. Duffield is also positioned along the East Midlands Mainline and is within easy reach of famous attractions such as Chatsworth House and the historic spa town of Matlock.

Accommodation

Porch

8'1" x 3'9" (2.47 x 1.16)

Front door with windows.



Entrance Hall

13'0" x 7'10" (3.98 x 2.39)

With the original, oak entrance door with inset window, built-in cupboard housing the hot water cylinder, radiator and staircase leading to first floor.

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Storage Cupboard

6'2" x 2'10" (1.88 x 0.88)

With burglar alarm control panel.

Lounge

23'6" x 12'4" (7.17 x 3.78)

With inglenook style fireplace incorporating charming brick fireplace with raised brick hearth, radiator, picture rail, two principal beams to ceiling, double glazed window to front with leaded finish, double glazed sliding patio door opening into patio and garden, countryside views to rear and two matching inglenook style seats.





Dining Room

12'5" x 10'0" (3.79 x 3.05)

With corner storage cupboard, radiator, double glazed Bay window with leaded finish overlooking garden, countryside views and serving hatch.



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Kitchen

11'2" x 9'9" (3.41 x 2.99)

With one and a half sink unit with mixer tap, wall and base fitted units with matching worktops, electric cooker, dishwasher, fridge, breakfast bar, radiator, tiled effect vinyl flooring, serving hatch, two double glazed windows with leaded finish with tiled sills, countryside views to rear, concealed worktop lights and fridge space.



Utility Room

4'7" x 4'4" (1.42 x 1.34)

With washing machine, freezer, wall cupboard, worktop and half glazed access door.

Study/Bedroom Four

12'4" x 9'11" (3.76 x 3.04)

With wood block flooring, coving to ceiling, radiator and double glazed window with leaded finish to front.



Family Bathroom

8'0" x 7'9" (2.45 x 2.37)

With corner bath with chrome fittings, wash basin with chrome fittings with fitted base cupboard underneath, low level WC, tiled splashbacks, tiled effect Karndean flooring, heated towel rail/radiator, shaver point and double glazed window to side with leaded finish.



First Floor Landing

12'4" x 6'4" x 6'3" x 2'5" (3.77 x 1.94 x 1.93 x 0.74)

With exposed timbers, double glazed window with leaded finish to rear, countryside views, built-in cupboard and additional double glazed window with leaded finish.

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Bedroom One

12'7" x 10'11" (3.84 x 3.33)

With built-in wardrobes and also access to eaves roof storage through the rear of the wardrobes, radiator, double glazed Dormer window to front with leaded finish and double glazed Dormer window with leaded finished to rear.





Bedroom Two

14'3" x 7'3" (4.35 x 2.21)

With built-in wardrobe, radiator and double glazed Dormer window with leaded finish to front.





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Bedroom Three

11'1" x 10'4" (3.40 x 3.15)

With built-in wardrobe, fitted dressing table with drawers underneath, two decorative beams to ceiling, radiator, double glazed leaded window to rear and countryside views.





Family Shower Room

6'9" x 5'11" (2.06 x 1.82)

With separate shower cubicle with electric shower, pedestal wash handbasin, low level WC, tiled splashbacks, radiator, decorative beams to ceiling, two inset mirrors and double glazed window to side.



Front Garden

The property is set back from the pavement edge behind a deep, lawned fore garden with rose flower beds and neatly kept hedgerow. Hand gate opening onto block paved pathway leading to the entrance porch.



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Rear Garden

Being of a major asset to the sale of this particular property is its generous size, rear garden backing onto open fields and countryside with a warm westerly aspect. The garden is mainly laid to lawn with a varied selection of shrubs, plants, trees and patio.
Summer house and greenhouse.









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Gated Driveway

A block paved driveway provides car standing spaces and leads to a double garage.



Double Garage

18'8" x 16'9" (5.71 x 5.13)

With power and lighting, EV car charger point, side window, electric up and over front door and internal sliding door giving access to workshop.



Workshop

16'1" x 9'4" (4.92 x 2.85)

With power and lighting, two double glazed windows and side access door.

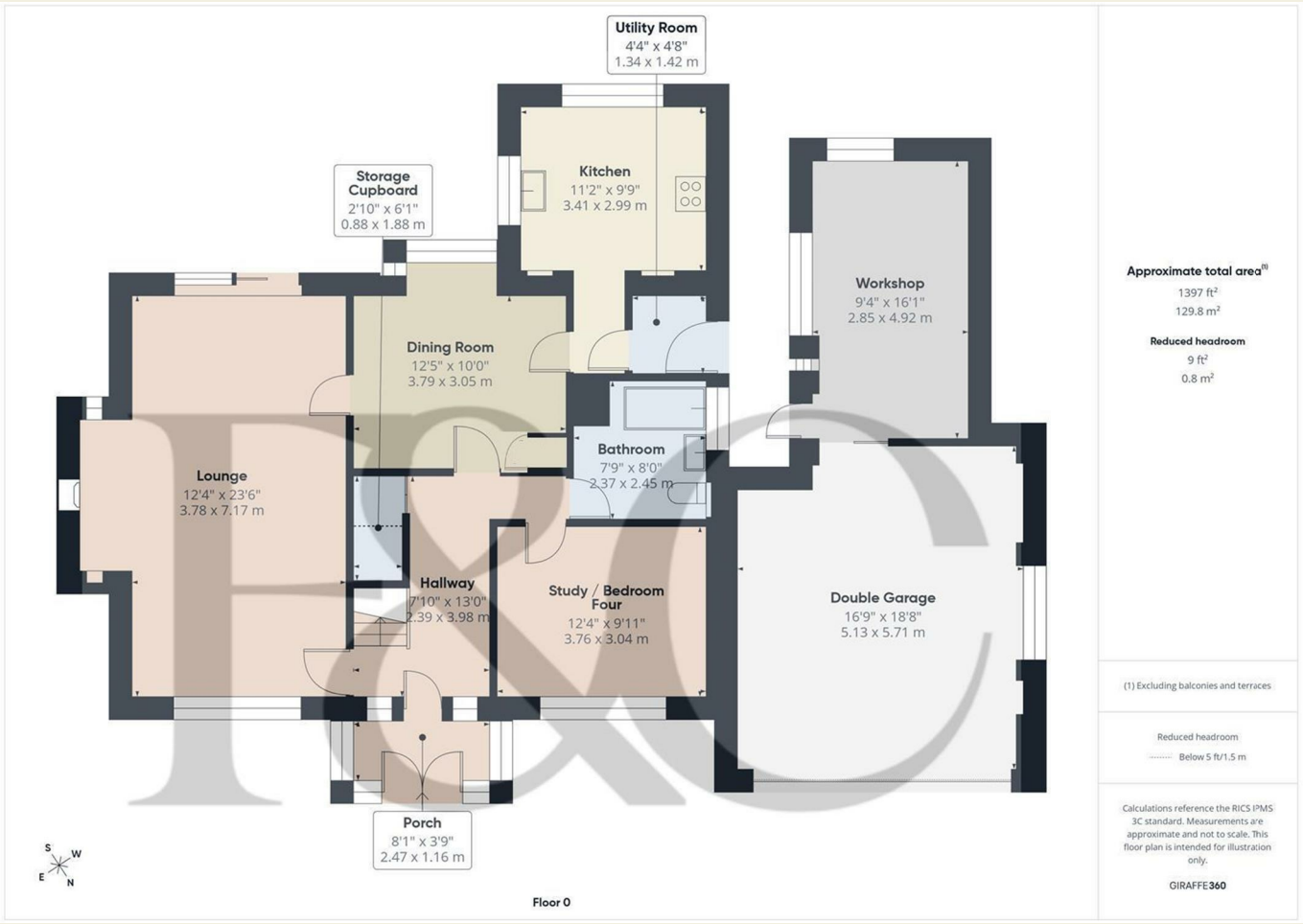
Broadway Fields Company Ltd

THE FIELDS TO THE REAR OF THE PROPERTY HAVE BEEN PURCHASED BY OWNERS AT BROADWAY WHO HAVE FORMED A COMPANY. NUMBER 53 BROADWAY HAS AN INVESTMENT IN THE COMPANY AND THIS SHARE WOULD BE INCLUDED IN THE SALE. THE PURPOSE OF PURCHASING THE FIELD IS TO PREVENT IT BEING USED FOR RESIDENTIAL DEVELOPMENT AND PROTECT THE DELIGHTFUL RURAL VIEWS TO THE REAR.

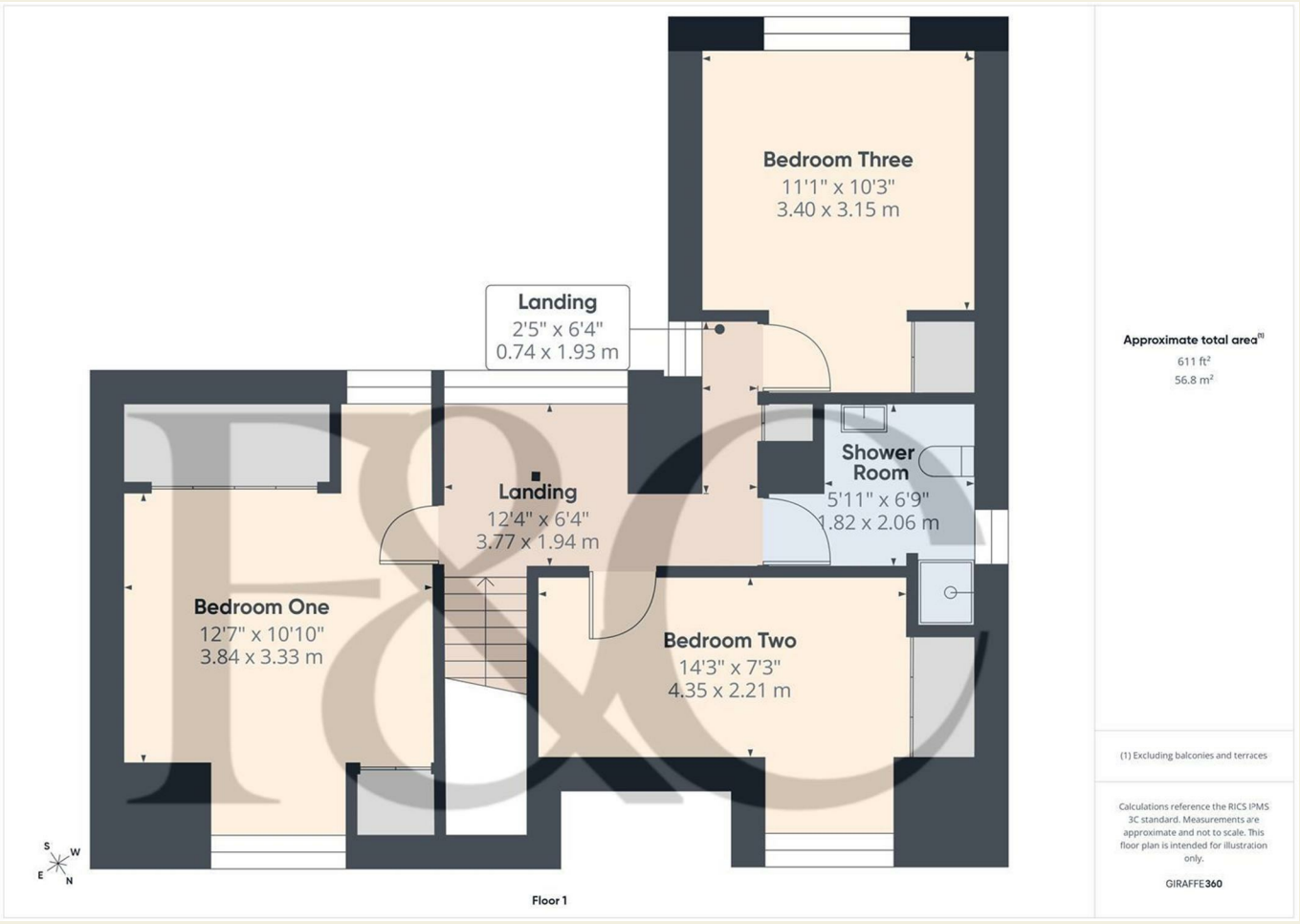
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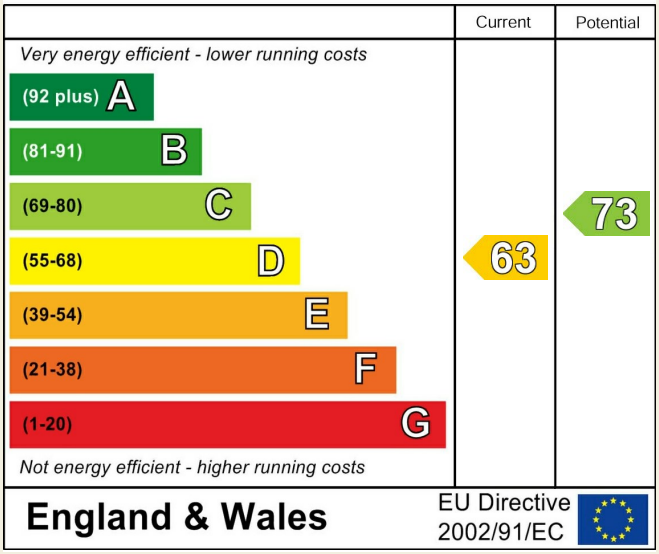
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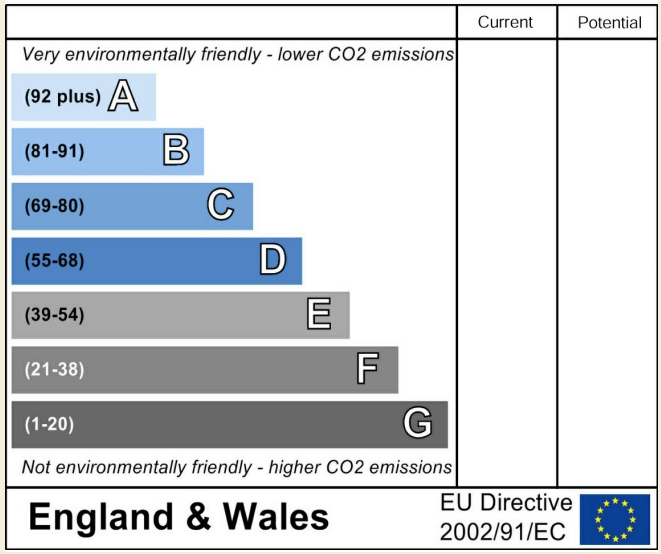
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Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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