



## 4 Bed House - Detached

5 Philips Croft, Duffield, Belper DE56 4EF

Price Guide £950,000 Freehold



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**Fletcher**  
& Company

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Immaculate Detached Home
- Ecclesbourne School Catchment Area
- Prime Position off Hazelwood Road
- Lounge, Dining Room, Kitchen/Dining Room
- Four Bedrooms, En-Suite & Family Bathroom
- Generous Sized Gardens
- Sweeping Driveway & Double Garage
- Potential Extend ( subject to planning permission )
- Walking Distance to Duffield Village Amenities
- Nicely Tucked Away - Private Position

ECCLESBOURNE SCHOOL CATCHMENT AREA - Nestled in the charming area of Philips Croft in Duffield, this immaculate detached home offers a perfect blend of comfort and potential.

The property is set well back from Hazelwood Road via a private driveway of just four dwellings and enjoys a warm south westerly aspect.

The house is set in a private position, yet conveniently located just a short walk from the delightful amenities of Duffield village. This prime location off Hazelwood Road ensures that you can enjoy the tranquillity of suburban living while still having easy access to local shops, cafes, pubs, bus/train service and schools.

For those with an eye for potential, there is scope to extend the property and also further garage space in the front garden all subject to planning permission.

This is a rare chance to acquire a beautifully maintained home in a sought-after location, with the potential for future enhancements.

#### 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 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

## Porch

7'8" x 2'9" (2.36 x 0.85)

With half glazed entrance door with side matching leaded windows and additional window with leaded finish to side, tile flooring and glazed door opening into hallway.

## Hallway

14'11" x 7'7" (4.56 x 2.33)

With matching tile flooring, coving to ceiling with centre rose, three windows with leaded finish, two radiators, open archway and staircase leading to first floor.

## Lounge

23'4" x 10'9" (7.12 x 3.29)

With feature fireplace with gas fire and raised hearth, two radiators, coving to ceiling with centre rose, two windows either side of fireplace, bay seat, bay window to front with leaded finish and double glazed sliding door to conservatory.



## Conservatory

14'10" x 13'3" (4.54 x 4.04)

With tile flooring, far-reaching views, two radiators, sealed unit double glazed windows and doors opening onto raised terrace and gardens.



## Dining Room

18'0" x 13'10" (5.51 x 4.24)

With stone fireplace with gas fire and raised stone hearth, coving to ceiling with centre rose, three radiators, leaded window to front, bay window with leaded finish to front and double opening internal doors.



## Kitchen/Dining Room

14'6" x 13'3" (4.44 x 4.04)

With one and a half sink unit with mixer tap, wall and base fitted units with matching granite worktops, Stoves electric hob with extractor hood over, built-in Stoves electric fan assisted oven, microwave storage cupboard, additional Stoves double electric fan assisted oven, integrated fridge/freezer, wine cooler, illuminated china display cabinet, integrated Neff dishwasher, washing machine, tile flooring, coving to ceiling, spotlights to ceiling, two radiators, two double glazed windows with leaded finish to rear, fitted blinds, double glazed window with leaded finish and fitted blind to side, double glazed door opening onto raised terrace with far-reaching views to rear and additional single sink with mixer tap.



### Walk-In Pantry

6'3" x 2'11" (1.93 x 0.89)

With tile flooring, fitted shelving and internal panelled door.

### Rear Hallway

10'4" x 5'2" (3.17 x 1.59)

With tile flooring, two radiators, spotlights to ceiling, coving to ceiling, two double glazed windows both having leaded finish, double glazed door opening onto raised terrace and far-reaching views.

### Walk-In Cupboard

7'1" x 2'8" (2.17 x 0.82)

With tile flooring, shelving and spotlights to ceiling.

### Cloakroom

5'5" x 4'7" (1.66 x 1.41)

With low level WC, fitted wash basin with chrome fittings, fully tiled walls, tile flooring, radiator, spotlights to ceiling, double glazed window to rear with leaded finish and internal door.

### First Floor Landing

13'10" x 6'8" (4.24 x 2.04)

With coving to ceiling, radiator, access to roof space, built-in double storage cupboard and leaded window to side.

### Bedroom One

14'7" x 11'6" (4.46 x 3.51)

With fitted wardrobes with mirror fronts, wall lights, coving to ceiling, radiator, leaded window to front and internal panelled door.



### En-Suite

8'5" x 5'0" (2.58 x 1.54)

With double shower cubicle with chrome fittings, pedestal wash handbasin with chrome fittings, bidet with chrome fittings, low level WC, fully tiled walls, tile flooring, radiator, wall mounted mirror medicine cabinet, leaded window to front with fitted blind and internal panelled door.



### Bedroom Two

11'5" x 11'0" (3.49 x 3.37)

With radiator, coving to ceiling, double glazed window to rear with leaded finish, far-reaching views and internal panelled door.



### Bedroom Three

11'1" x 9'0" (3.40 x 2.75)

With a good range of fitted wardrobes with cupboard above and matching dressing table with base cupboards, radiator, leaded window to front and internal panelled door.



### Bedroom Four

9'2" x 8'11" (2.80 x 2.72)

With radiator, far-reaching views to rear, double glazed window with leaded finish and internal panelled door.



### Family Bathroom

8'4" x 7'8" (2.56 x 2.35)

With bath with shower over and shower screen door, pedestal wash handbasin, bidet, low level WC, fully tiled walls, tile flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, wall mounted mirror bathroom cabinet, glass shelving, double glazed window to rear with leaded finish and fitted blind and internal panelled door.



### Front Garden

To the front of the property is a generous sized fore-garden laid to lawn with raised rockery and a varied selection of shrubs, plants and specimen trees. Potential further garage space ( subject to planning permission ).



### Rear Garden

To the rear of the property is a private, westerly facing garden enjoying far-reaching views. The garden is laid to lawn with a varied selection of shrubs, plants and spacious block paved patio/terrace area providing a pleasant sitting out and entertaining space.



### Driveway

A sweeping gravel driveway provides car standing spaces for several cars.

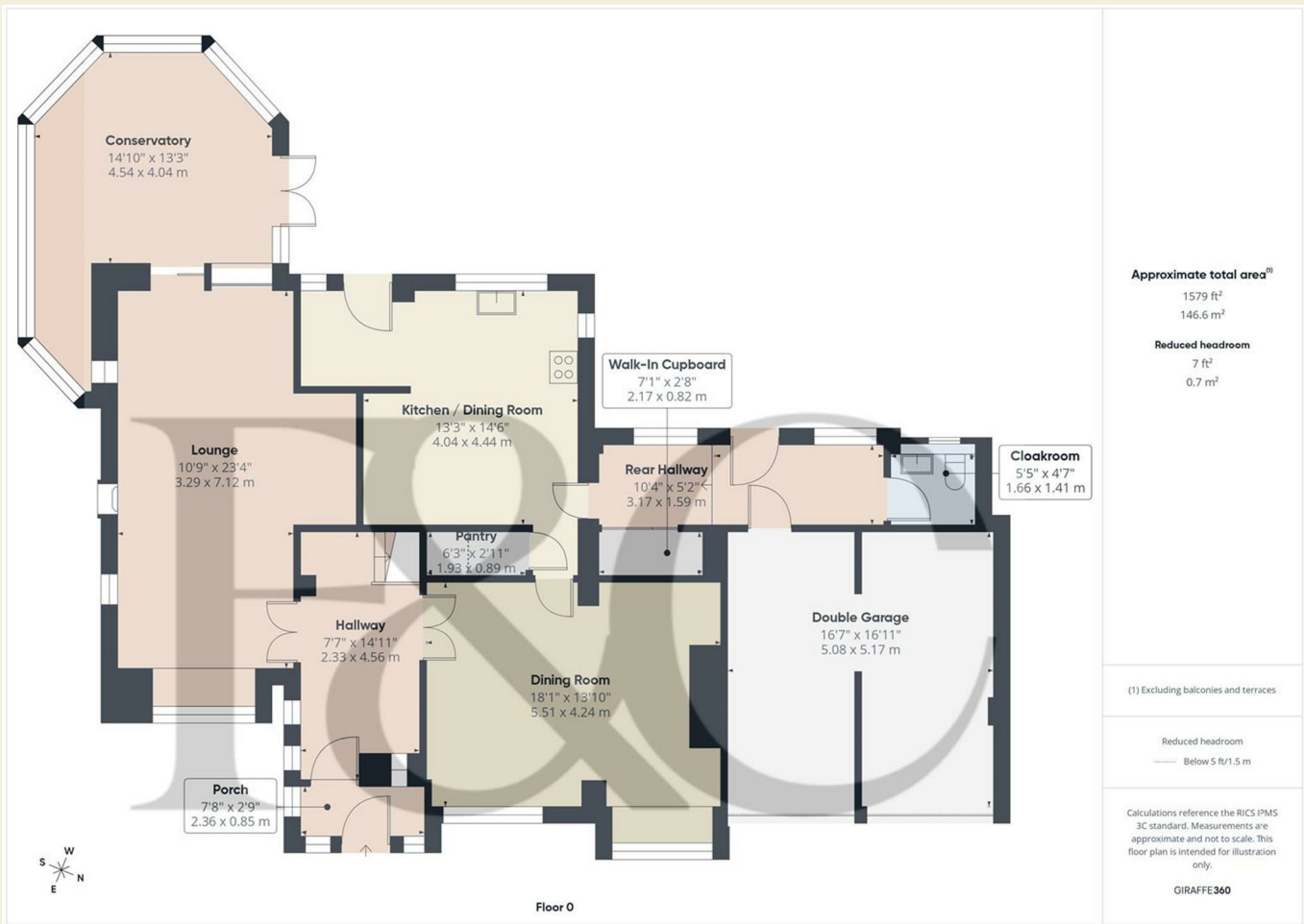


### Integral Double Garage

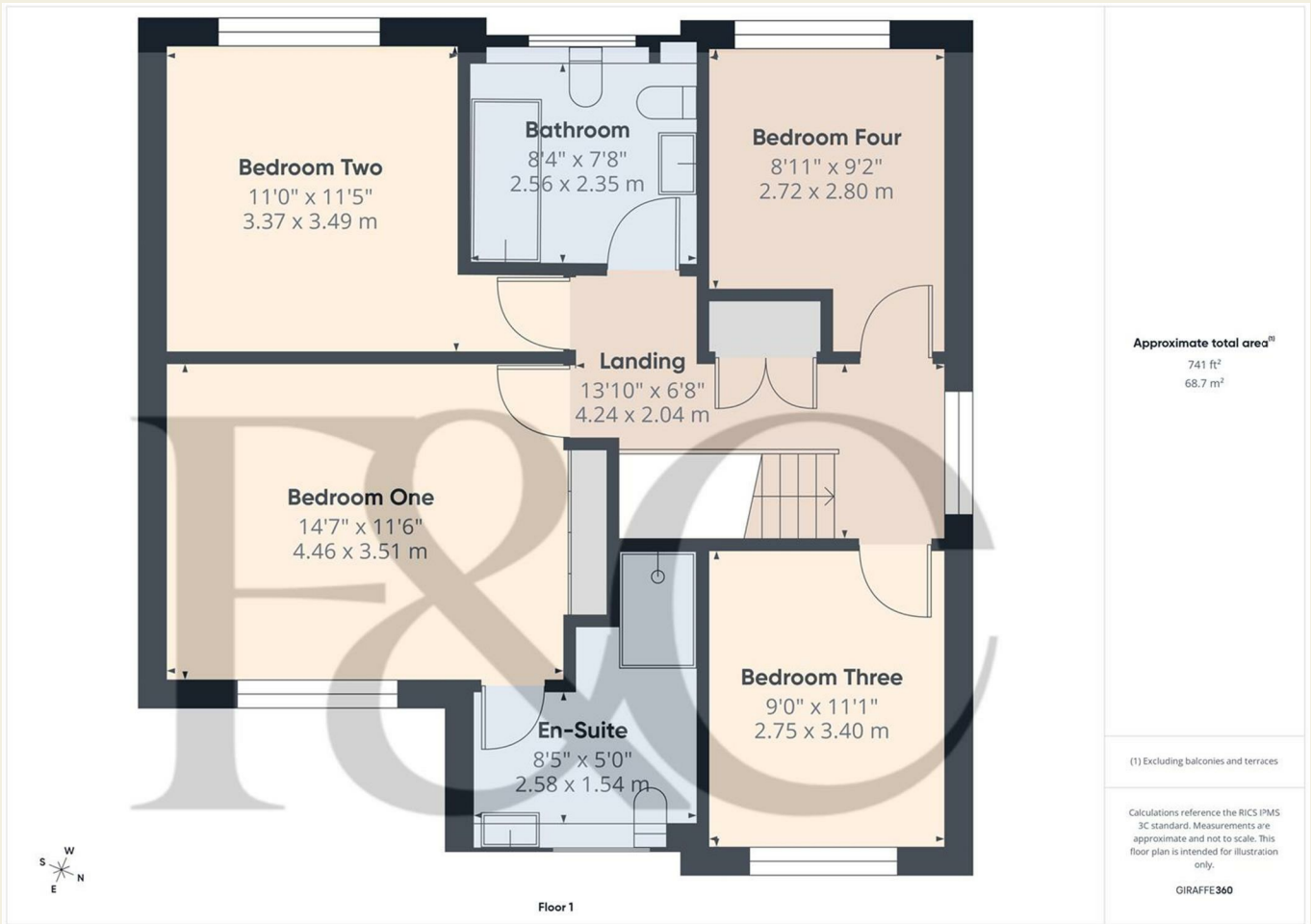
16'11" x 16'7" (5.17 x 5.08)

With concrete floor, power, lighting, two electric front doors, access to roof space, shelving, central heating boiler and integral door giving access to property.

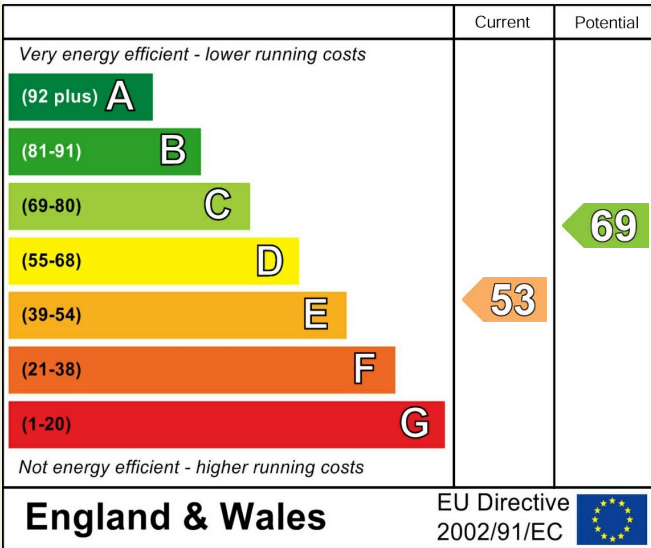
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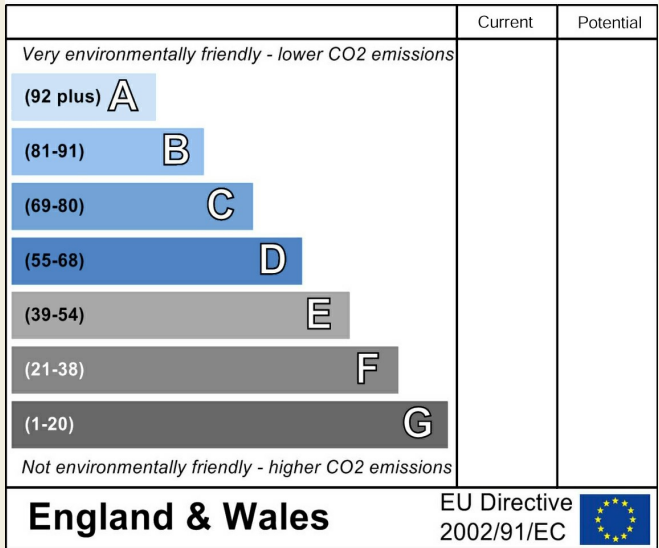
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### Energy Efficiency Rating



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



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