Wirksworth Road

Duffield, Belper, DE56 4GY

John German




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Duffield, Belper, DE56 4GY

£750,000

NO UPWARD CHAIN

ECCLESBOURNE SCHOOL CATCHMENT AREA – This stylish and highly deceptive home provides extensive beautifully presented living accommodation perfect for family life, located in the heart of the village, just a short walk to The Meadows Primary School and Ecclesbourne Secondary School.



Entrance to this fabulous home is via the spacious entrance hall which connects to the main ground floor living spaces and features a central staircase rising to the first floor.

The ground floor guest WC is located off the hallway and is fitted with a low flush WC and hand washbasin, with an opaque glazed window to the side.

The living room is a great size with a feature fireplace, perfect for family gatherings with plenty of space for soft furnishings and linking beautifully via a set of double doors with the orangery to the rear of the house that is great for entertaining. Built with soft green aluminium windows, matching roof light and French doors that can be opened up directly onto the garden providing the perfect link to the outdoors.

Across the hall is a separate snug which could be used as a sitting room, play room or additional home office.

The kitchen has been fitted with an extensive range of quality high gloss units with under unit lighting and granite worktops extending to form a breakfast bar, high gloss upstands, inset corner one and a half bowl sink unit with mixer tap, integrated fridge freezer and dishwasher, built-in eye level oven and microwave plus an electric hob. The kitchen opens directly into the orangery continuing the wonderful flow of this house and has a second set of French doors opening onto the rear patio.

The utility room is fitted with matching high gloss units, granite worktop, inset sink with mixer tap, plumbing for washing machine, space for tumble dryer and a uPVC door to the front of the house.

The home office is located in a lovely quiet space to the rear of the house overlooking the rear garden and could easily accommodate more than one work station.

On the first floor, a split level landing leads off to all of the bedrooms and to the family bathroom. The master bedroom is a lovely suite of rooms overlooking the rear garden with a fully fitted dressing room with extensive wardrobe storage, drawers and dressing table and a spacious en-suite comprising double shower cubicle with shower, wash hand basin, w.c., tiled splash back, spots lights, towel/radiator and an opaque glazed window.

The second principle bedroom features a built in wardrobe and storage into the eaves as well as a second en-suite with double shower cubicle with shower, wash hand basin, w.c., tiled splash backs and opaque glazed window.

There are two further double bedrooms and a generous single bedroom also located on this floor.

The large family bathroom is fitted with a panelled bath, wash hand basin, w.c., separate shower cubical with shower, built in cupboard with combination boiler, spot lights, towel rail/radiator and an opaque glazed window.

Outside to the rear of the property is a private south facing enclosed garden laid to lawn with flower beds, shrubs, trees and large patio area providing a pleasant sitting out and entertaining space. Summerhouse/shed included in the sale. Outside power and light.

Driveway - The property is set well back from Wirksworth Road behind a drive through providing car standing spaces for 5/6 vehicles as well as access to the double garage with an electric garage door and power and lighting. The workshop is access from the garage and is fitted with a radiator, two work benches, open shelving and power and lighting.

The Location - The highly sought after village of Duffield provides an excellent range of amenities including a varied selection of shops a post office and local supermarket. There are also a good selection of local pubs, bars and restaurants.

There is also well regarded local schooling including The Meadows, William Gilbert Primary Schools and the noted Ecclesbourne Secondary School.

The village also benefits from a railway station which provides access to Derby, Nottingham and Matlock.

Derby City Centre lies some five miles to the south of the village and road networks including the A38 and A52 provides access to Nottingham, Ashbourne and the main motorway network.

Local recreational facilities within the village include Duffield Tennis and Squash Club, Chevin Golf Course and there are local Cricket and Football facilities.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Traditional
Parking: Driveway
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC - See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: Amber Valley Borough Council / Tax Band F
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/05102026

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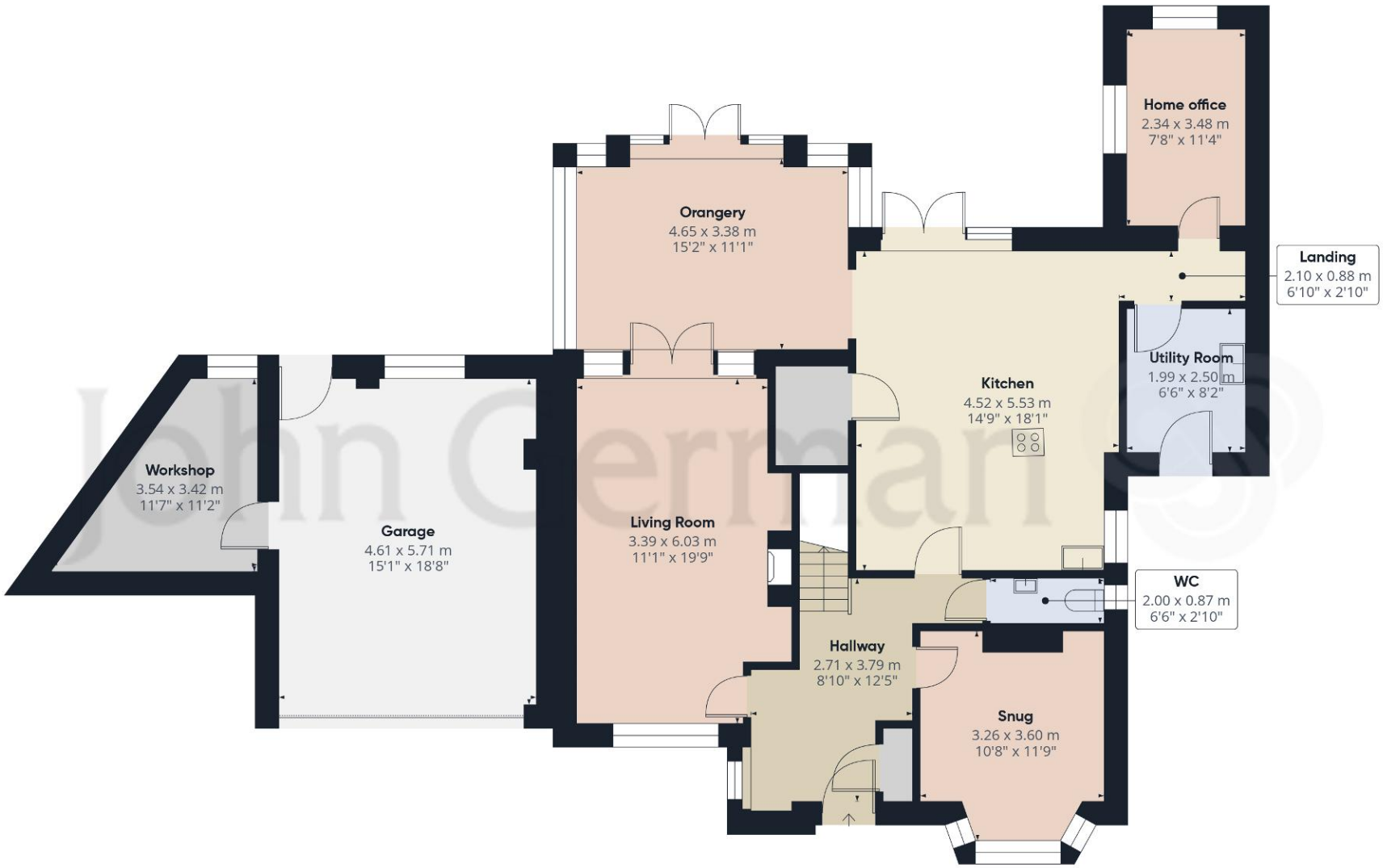

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Ground Floor

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Approximate total area(1)

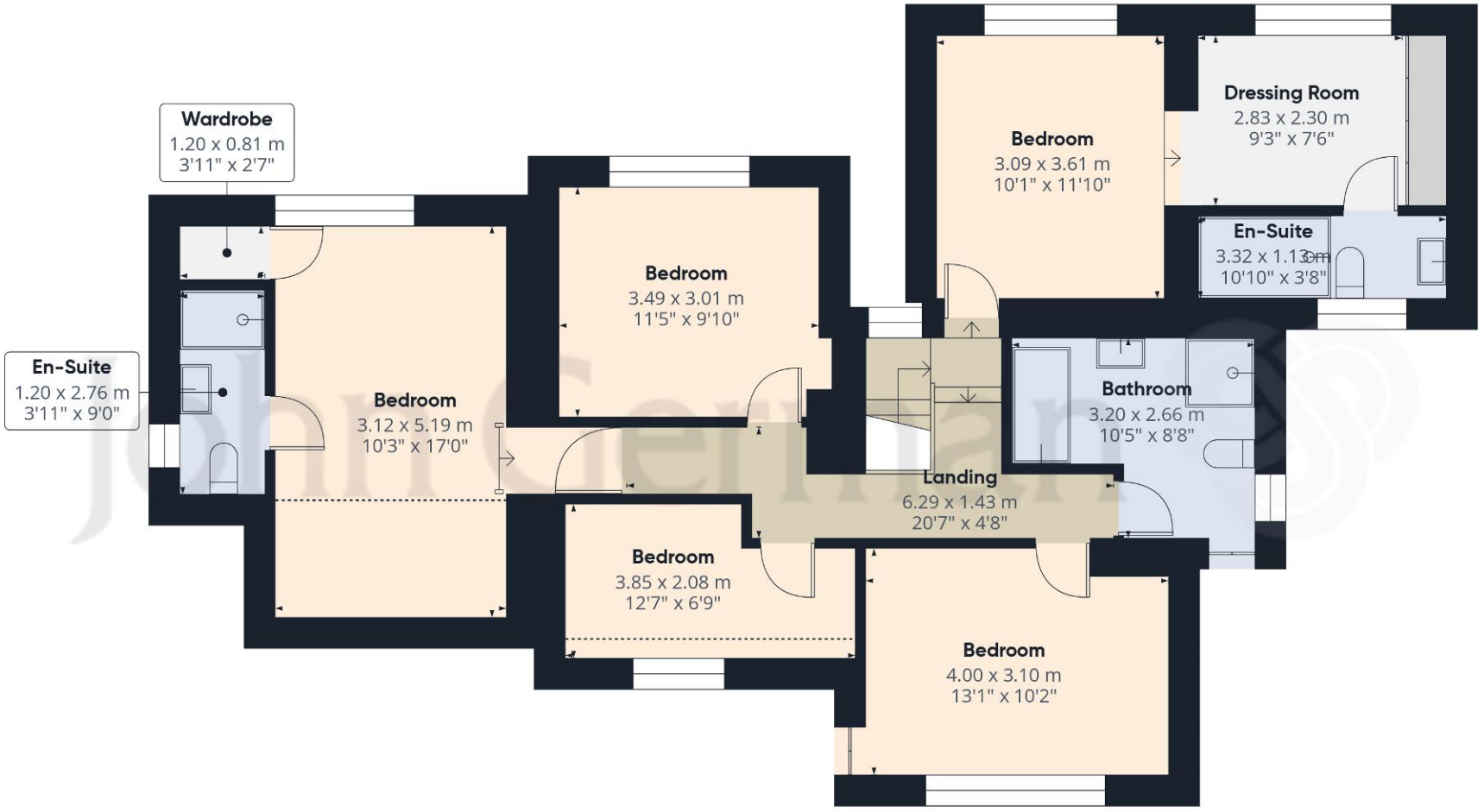
139.6 m²

1502 ft²

(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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S
E
W
N

Floor 1

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Approximate total area(1)

89.1 m²

960 ft²

Reduced headroom

5.6 m²

61 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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Agents' Notes

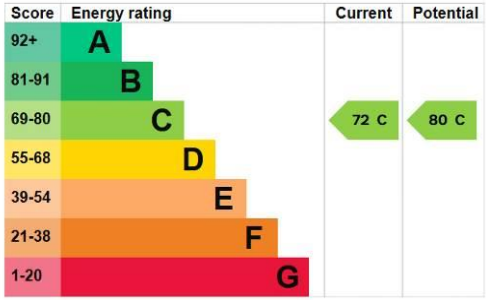
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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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