

## 4 Bed House - Detached

22 Ecclesbourne Meadows, Duffield, Belper DE56 4HH

Asking Price £835,000 Freehold



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**Fletcher**  
& Company

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

- Highly Appealing Detached Home Located on the Edge of the Development
- Ecclesbourne School Catchment Area
- Enjoys Open Aspect to Front & Pleasant Walks
- Lounge, Family Room, Conservatory
- Living Kitchen/Dining Room
- Utility Room & Cloakroom
- Four Double Bedrooms & Three Bathrooms
- Pleasant Gardens - Front & Rear
- Double Width Driveway with Double Attached Garage
- Useful Boarded Loft - Ideal Family Home - Cul-de-Sac Location

ECCLESBOURNE SCHOOL CATCHMENT AREA - Situated at the edge of the development, this popular four bedroom detached property with double garage enjoys a delightful open aspect to the front, allowing for picturesque views and an abundance of natural light.

#### The Location

The village of Duffield is extremely sought after with an excellent range of amenities including a varied selection of shops and schools including The Meadows and William Gilbert Primary Schools and the noted Ecclesbourne Secondary School. There is a regular train service to Derby City Centre which lies some five miles to the south of the village. The thriving market town of Belper is situated three miles north of the village and provides a more comprehensive range of shops and leisure facilities. Local recreational facilities within the village include squash, tennis, football, cricket and 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.

#### Accommodation

##### Storm Porch

With quarry tile flooring, outside light and half glazed entrance door.

##### Entrance Hall

14'2" x 7'10" (4.33 x 2.41)

With tiled flooring, radiator, coving to ceiling and split level staircase leading to first floor.

##### Cloakroom

6'10" x 3'2" (2.09 x 0.97)

With low level WC, pedestal wash handbasin, tiled splashbacks, tiled flooring, radiator, extractor fan, double glazed window to front and internal panelled door.

##### Storage Cupboard

5'10" x 2'6" (1.78 x 0.77)

Providing storage with tiled flooring and internal panelled door.

## Lounge

18'8" x 12'11" (5.71 x 3.96)

With feature fireplace with inset living flame gas fire, solid oak flooring, coving to ceiling, radiator, double glazed sliding patio doors opening to conservatory and internal panelled door.



## Conservatory

19'0" x 3'8" (5.80 x 1.13)

With wood effect floor, air conditioning unit, radiator, double glazed windows, wall mounted electric fire, power, lighting, fitted blinds and door giving access to sun patio and garden.



## Family Room

12'10" x 11'5" (3.92 x 3.48)

With two radiators, open aspect to front, coving to ceiling, double glazed bay window to front with internal plantation shutters and internal panelled door.



## Living Kitchen/Dining Room

27'9" x 12'7" (8.47 x 3.84)



## Dining Area

With feature wallpapered wall, coving to ceiling, radiator, open aspect to front, two double glazed windows both having internal plantation shutters and open space into kitchen area.



## Kitchen Area

With one and a half inset stainless steel sink unit with mixer tap, wall and base fitted units with matching granite worktops, built-in four ring gas hob with extractor hood over, built-in double electric fan assisted oven, built-in microwave, integrated dishwasher, fitted kitchen island again with granite worktops, fitted base cupboards, shelves and wine rack underneath, concealed worktop lights, two wall mounted China display cabinets, coving to ceiling, spotlights to ceiling, tiled flooring, radiator and open space leading to dining area.



## Utility Room

7'8" x 5'7" (2.36 x 1.71)

With single stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, tiled flooring, plumbing for automatic washing machine, space for tumble dryer, radiator, concealed central heating boiler, extractor fan, half glazed door giving access to conservatory and internal panelled door giving access to living kitchen/dining room.



### First Floor Landing

15'0" x 3'4" (4.59 x 1.02)

With radiator, spotlights to ceiling, built-in storage cupboard and access to roof space.

### Bedroom One

12'5" x 12'3" (3.80 x 3.74)

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



### En-Suite

7'7" x 5'7" (2.33 x 1.71)

With corner shower cubicle with shower, pedestal wash handbasin, low level WC, tiled splashbacks, tiled flooring, radiator, spotlights to ceiling, extractor fan, double glazed window to rear and internal panelled door.



### Bedroom Two

13'0" x 12'9" (3.98 x 3.90)

With built-in wardrobes, radiator, open aspect to front, double glazed window to front with internal plantation shutters, internal door giving access to Jack and Jill style en-suite and internal panelled door.



### Jack & Jill Style En-Suite

6'5" x 4'11" (1.98 x 1.52)

With double shower cubicle with shower, pedestal wash handbasin, low level WC, tiled splashbacks, tile flooring, radiator, spotlights to ceiling, extractor fan, shaver point and double glazed window to side.



### Bedroom Three

11'8" x 10'10" (3.57 x 3.32)

With built in-wardrobe, radiator, double glazed window to rear, internal panelled door giving access to Jack and Jill style en-suite and internal panelled door.



### Bedroom Four

13'1" x 9'0" (3.99 x 2.76)

With wood effect flooring, radiator, open aspect to front, double glazed window with internal plantation shutters and internal panelled door.



### Family Bathroom

9'4" x 6'11" (2.85 x 2.12)

With corner bath with mixer tap/hand shower attachment, pedestal wash handbasin, low level WC, tiled splashbacks, tiled flooring, radiator, fitted mirror, spotlights to ceiling, shaver point, extractor fan, two double glazed windows to front and internal panelled door.



### Roof Space

Roof space 10.50m x 2.30m with central carpet area with a further 1.15m boarded storage space either side of the roof trusses so 10.50 x 4.60m with loft ladder and light.

### Front Garden

The property is set back behind a lawned fore garden with paved patio and enjoys a pleasant open aspect to front.



### Rear Garden

To the rear of the property is an enclosed rear garden laid to lawn with spacious Indian stone patio/terrace area providing a pleasant sitting out and entertaining space complemented by raised beds. Summer house (subject to negotiation). Side access gate with pathway. With cold water tap and double external power socket.



### Driveway

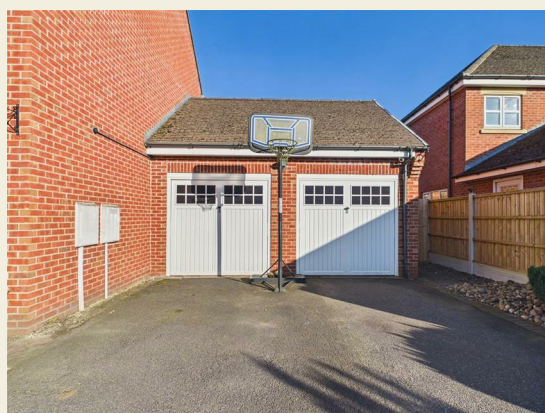
A double width tarmac driveway provides car standing space for approximately four cars painted with black painted wrought iron gates.



### Double Garage

18'11" x 18'11" (5.79 x 5.78)

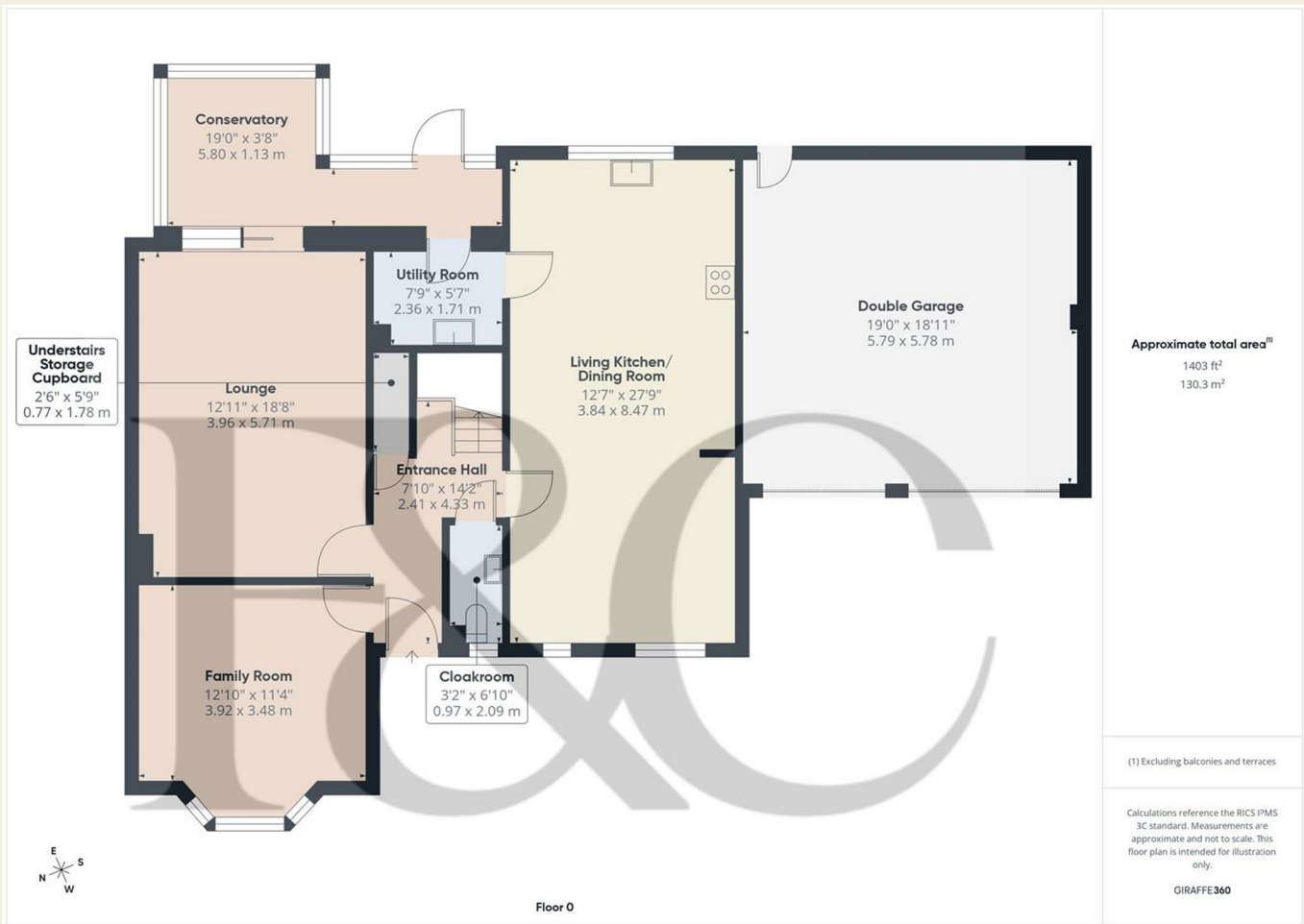
With concrete floor, power, lighting, rear personnel door and two up and over front doors.



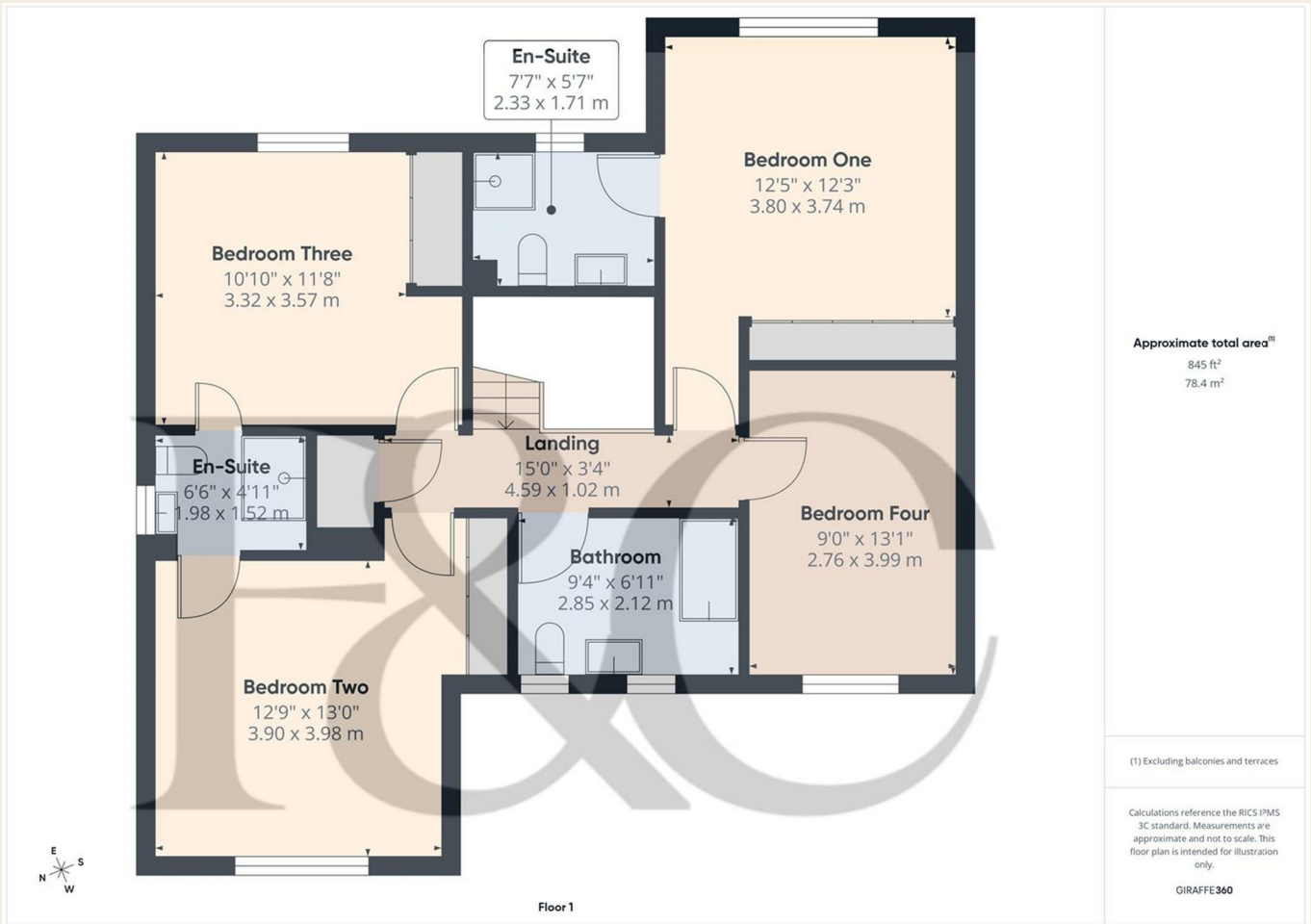
### Council Tax Band F



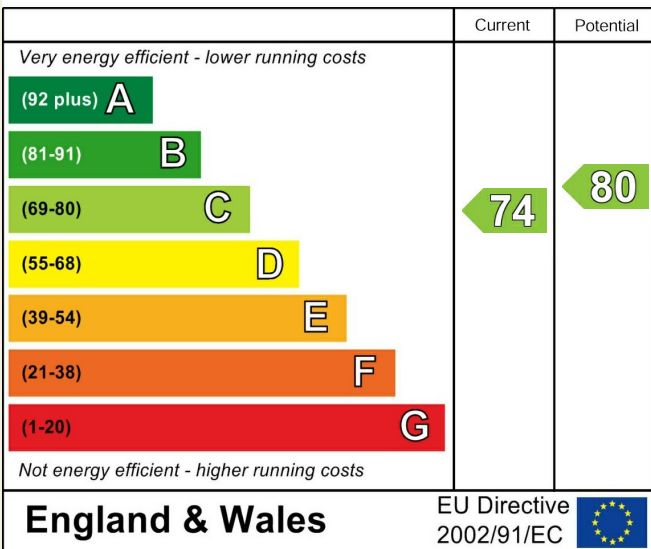
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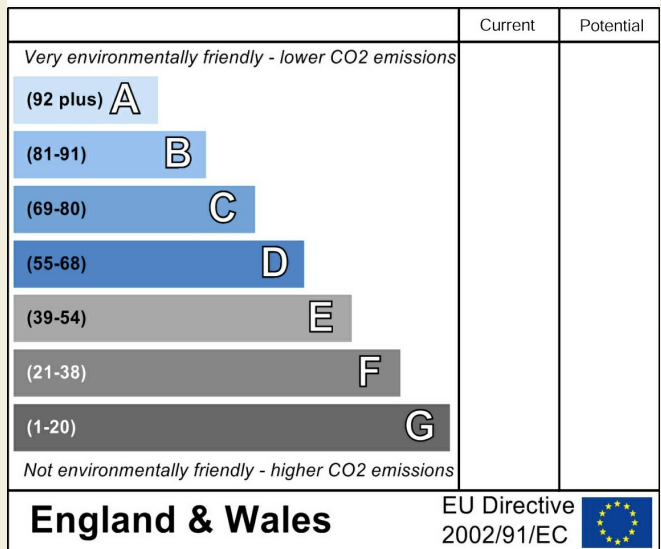
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### Energy Efficiency Rating



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



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