



## 4 Bed House - Detached

6 Lodge Close, Duffield, Belper DE56 4HE  
Offers Around £525,000 Freehold



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- Highly Appealing Detached Home off St Ronan's Avenue in Duffield
- Popular Cul-de-Sac Location - Close to Duffield Village Amenities
- Gas Central Heating & Double Glazing
- Lounge with Feature Fireplace
- Living Kitchen/Dining Room
- Four Bedrooms & Family Bathroom
- Benefits From a Generous Size Private South Facing Garden
- Driveway & Integral Garage
- Potential to Extend (Subject to Planning Permission)
- Ecclesbourne School Catchment Area

ECCLESBOURNE SCHOOL CATCHMENT AREA - This highly appealing detached home with private garden offers a wonderful opportunity for families seeking comfort and convenience, located off St. Ronan's Avenue in Duffield.

The property has potential for further enhancement if desired, allowing for extensions subject to planning permission, which could transform this already delightful residence into your dream home.

Situated just a stone's throw from the amenities of Duffield village, this location offers the perfect blend of tranquillity and accessibility.

#### 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

5'10"x 3'10" (1.80x 1.19)

With entrance door, side double glazed window and internal glazed door opening into hallway.

##### Entrance Hall

15'11" x 5'11" (4.87 x 1.81)

With radiator and staircase leading to first floor.

### Storage Cupboard

7'7" x 2'4" (2.33 x 0.73)

Providing storage with shelving.

### Cloakroom

7'10" x 2'11" (2.39 x 0.91)

With low level WC, wash basin, radiator and double glazed window to side.

### Lounge

23'8" x 11'10" (7.22 x 3.62)

With feature fireplace with surrounds, inset living flame gas fire and raised hearth, coving to ceiling, radiator, double glazed window overlooking private garden, double glazed doors with side matching double glazed windows opening onto paved patio and garden.



### Living Kitchen/Dining Room



### Dining Area

8'11" x 8'9" (2.72 x 2.68)

With radiator, open archway into kitchen and double glazed window to front.



### Kitchen Area

10'11" x 8'11" (3.34 x 2.72)

With single stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, built-in four ring gas hob with extractor hood over, built-in double electric fan assisted oven, integrated fridge, integrated freezer, washing machine, dishwasher, tile floor, concealed worktop lights, open archway into dining room, double glazed side window and double glazed side access door.



### First Floor Landing

8'11" x 2'10" (2.72 x 0.88)

With access to roof space.

### Bedroom One

11'1" x 10'10" (3.40 x 3.31)

With radiator and double glazed window to front.



### Bedroom Two

10'9" x 9'0" (3.30 x 2.75)

With fitted wardrobes, built-in cupboard with shelving, radiator and double glazed window to front.



### Bedroom Three

12'0" x 8'7" (3.67 x 2.62)

With radiator and double glazed window to rear.



### Bedroom Four

12'0" x 8'2" (3.67 x 2.49)

With radiator and double glazed window to rear.



### Family Bathroom

8'9" x 6'5" (2.69 x 1.97)

With bath with shower, wash basin with base cupboard underneath, low level WC, tile splashbacks, radiator, built-in cupboard housing the hot water cylinder and double glazed window to rear.



### Front Garden

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

### Side Access

A paved pathway leads to a side access gate which leads to the rear garden (there is also side access to the other side of the property which is currently blocked off).

### Rear Garden

Being of a major asset to the sale of this particular property is its lovely, private ( not overlooked ) south facing, generous sized, enclosed rear garden laid to lawn with a varied selection of shrubs, plants providing screening, patio area, greenhouse and timber shed.



### Driveway

A tarmac driveway with block paved edges provides car parking and leads to an integral garage.

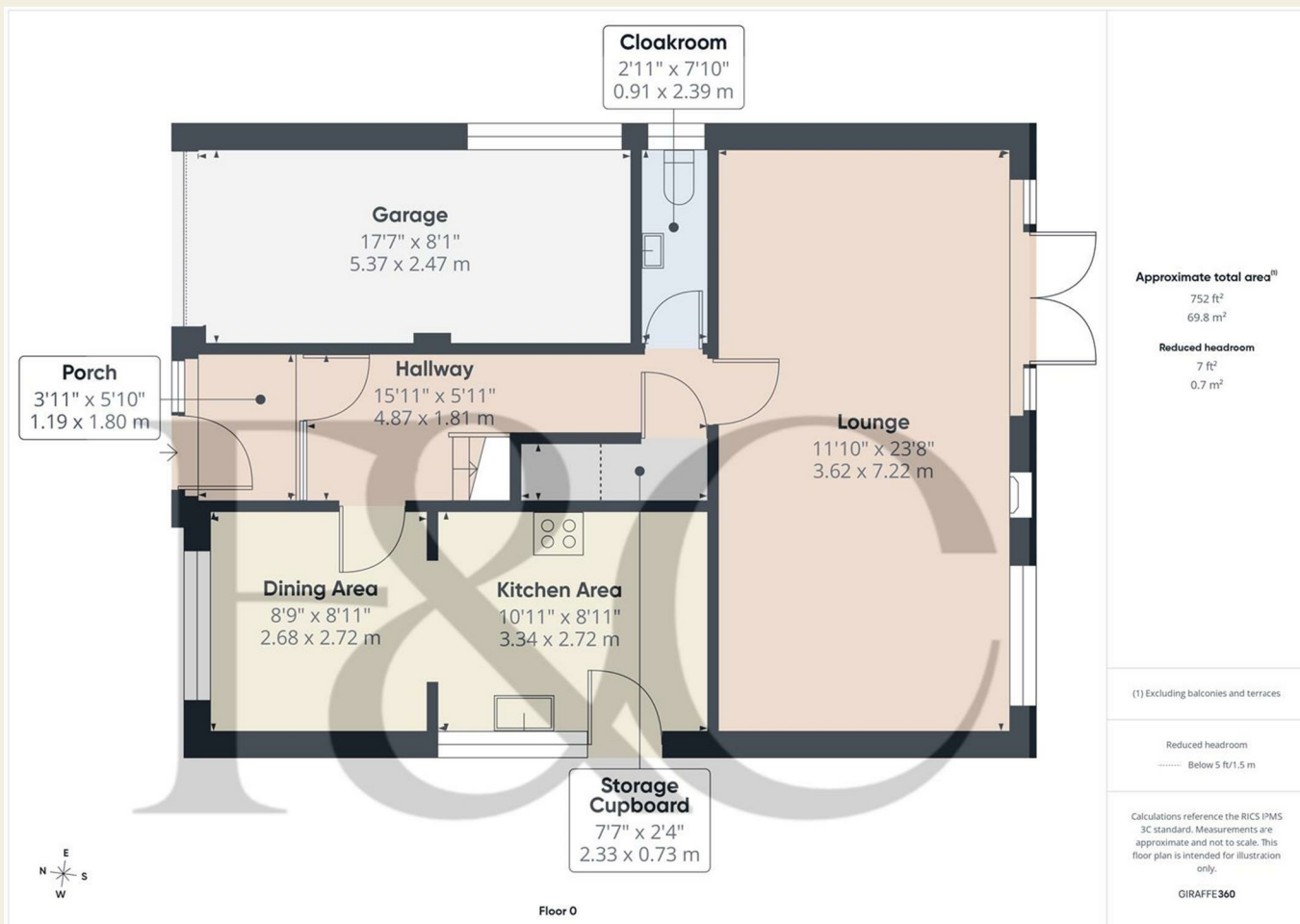
### Garage

17'7" x 8'1" (5.37 x 2.47)

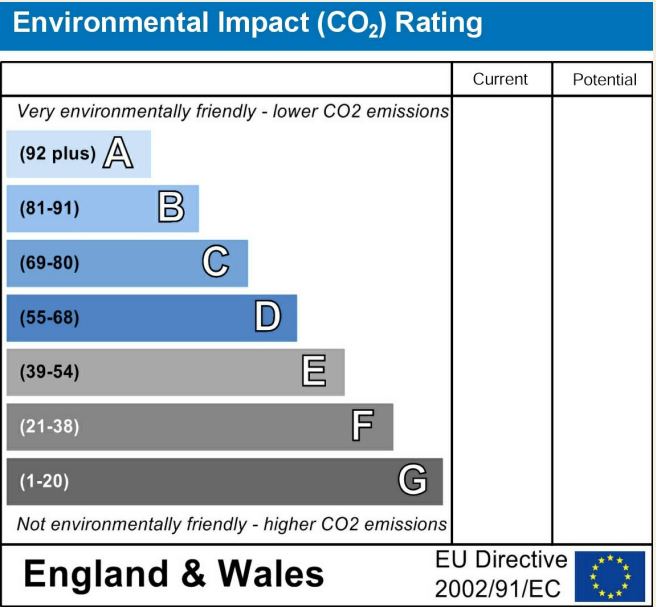
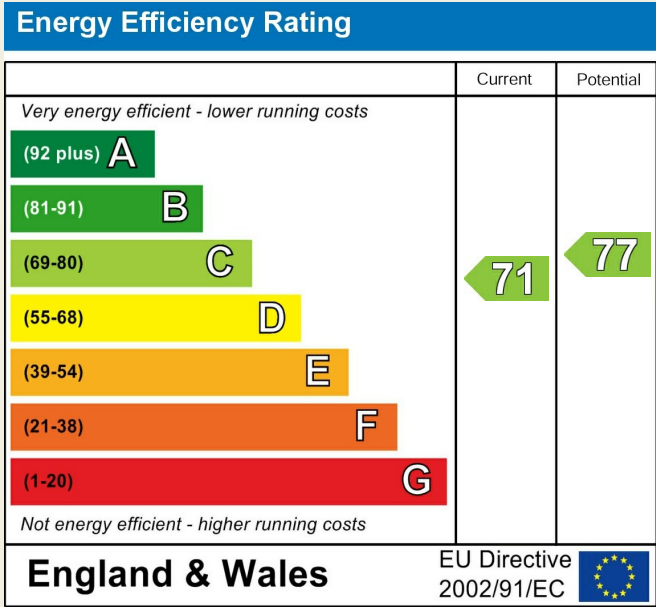
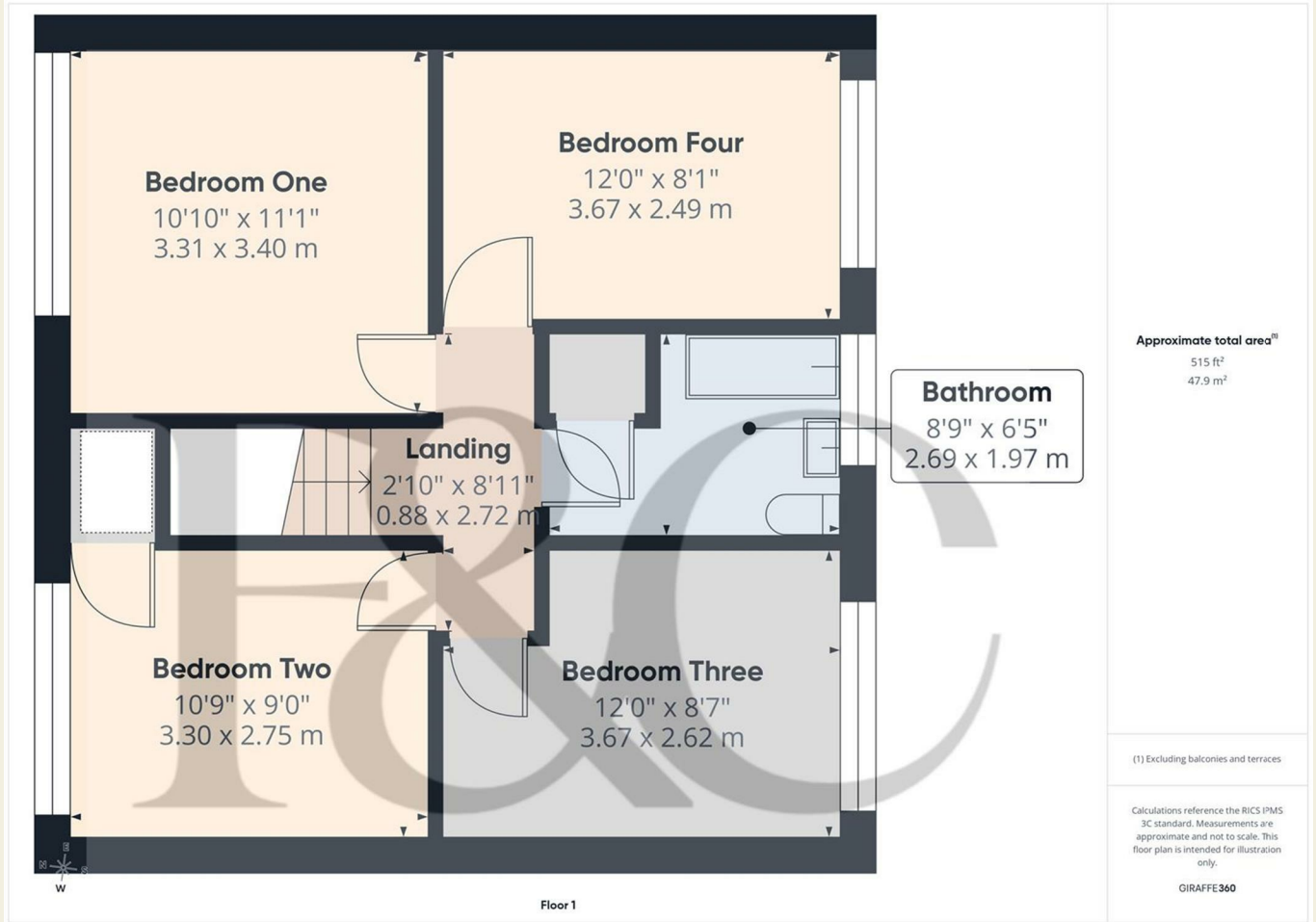
With central heating boiler, power, lighting, side double glazed window, gas metre, electric consumer unit and up and over metal front door.



### Council Tax Band E



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