





# 4 Bed House - Detached

17 Park Road, Duffield, Belper DE56 4GL

Offers Around £545,000 Freehold

4 2 2 D

Fletcher & Company

www.fletcherandcompany.co.uk

- Highly Appealing Extended Detached Home
- Ecclesbourne School Catchment Area
- Lounge & Family/Dining Room
- Living Fitted Kitchen/Dining Room
- Four Bedrooms
- Fitted En-Suite & Fitted Family Bathroom
- Private Gardens
- Block Paved Driveway
- Integral Garage
- A Short Walk Away to Duffield Village Amenities

ECCLESBOURNE SCHOOL CATCHMENT AREA - A well presented and extended four bedroom, en-suite detached property with private south west facing garden.

## 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 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

## Ground Floor

### Porch

7'3" x 3'3" (2.22 x 1.00)

With entrance door, tile flooring, two double glazed obscure windows and internal double glazed door opening into hallway.

### Hallway

17'1" x 6'10" (5.23 x 2.09)

With radiator, staircase leading to first floor and door giving access to integral garage.

### Cloakroom

8'0" x 2'10" (2.44 x 0.88)

With low level WC, fitted wash basin with chrome fittings and fitted base cupboard underneath, fully tiled walls, tile flooring, extractor fan, spotlights to ceiling, further space under the stairs and internal panelled door.

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Lounge

18'0" x 10'9" (5.49 x 3.30)

With feature fireplace with electric fire, coving to ceiling, radiator, internal glazed door giving access to kitchen/dining room, double glazed French doors opening onto patio and private rear garden.



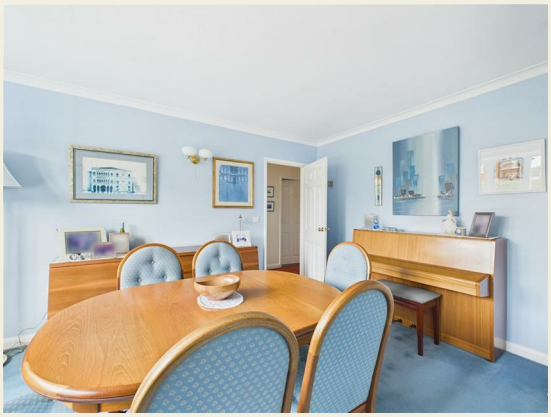


## Dining/Family Room

13'10" x 11'3" (4.22 x 3.44)

With coving to ceiling, radiator, double glazed bay window to front with deep window sill and internal panelled door.





These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Kitchen/Dining Room

16'2" x 14'7" (4.94 x 4.47)

With one and a half inset stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, built-in induction hob with stainless steel extractor hood over, two built-in electric fan assisted ovens, space for fridge/freezer, integrated dishwasher, integrated washer dryer, built-in recycling bin cupboard, spotlights to ceiling, double glazed window to rear with fitted blind, double glazed French doors opening onto paved patio and garden, integral glazed door giving access to lounge and double glazed side access door.







## First Floor Landing

8'5" x 3'5" (2.57 x 1.05)

With radiator, light tunnel and access to roof space with loft ladder, light, boards for storage and insulation.

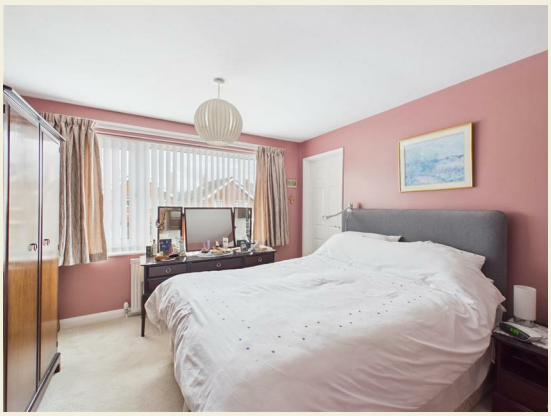
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Bedroom One

13'10" x 11'3" (4.24 x 3.44)

With radiator, double glazed window with fitted blind to front and internal panelled door.





## En-Suite

8'4" x 6'10" (2.56 x 2.09)

With walk-in shower with chrome fittings including shower, fitted wash basin with chrome fittings, low level WC, fully tiled walls, tile flooring, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator, double glazed window to front with fitted blind and internal panelled door.





These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Bedroom Two

10'9" x 10'3" (3.28 x 3.13)

With fitted double wardrobe, fitted bookcase, fitted dressing table with base cupboards, radiator, double glazed window to rear with fitted blind and internal panelled door.

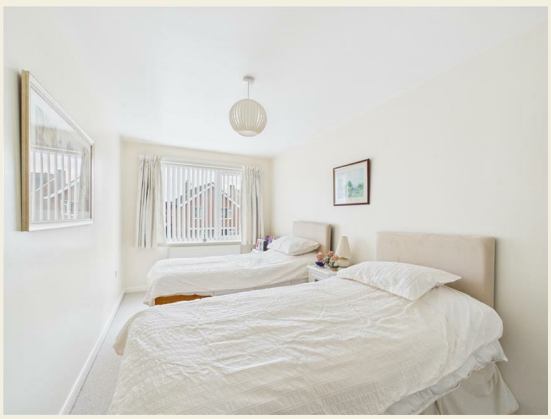




## Bedroom Three

16'9" x 7'11" (5.11 x 2.43)

With radiator, double glazed window with fitted blind front and internal panelled door.





These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Bedroom Four/Study

10'3" x 7'11" (3.14 x 2.42)

With fitted cupboards with matching fitted desk and base cupboards, radiator, double glazed window to rear and internal panelled door.





## Family Bathroom

8'1" x 6'9" (2.47 x 2.08)

With bath with chrome fittings, fitted wash basin with chrome fittings, low level WC, separate shower cubicle with chrome fittings including shower, spotlights to ceiling, extractor fan, fitted mirror, heated towel rail/radiator, double glazed window to rear with fitted blind and internal panelled door.





These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Front Garden

The property is set back from the pavement edge behind a well-stocked fore-garden with neatly kept hedgerow, borders and flower beds (the front garden could also offer further potential for car parking spaces if desired).



## Rear Garden

The property benefits from a private, South West facing, enclosed rear garden laid to lawn with paved patio together with well-stocked shrubs and trees and a timber garden shed. Side access with gate.





## Driveway

A block paved driveway provides car standing space.

## Integral Garage

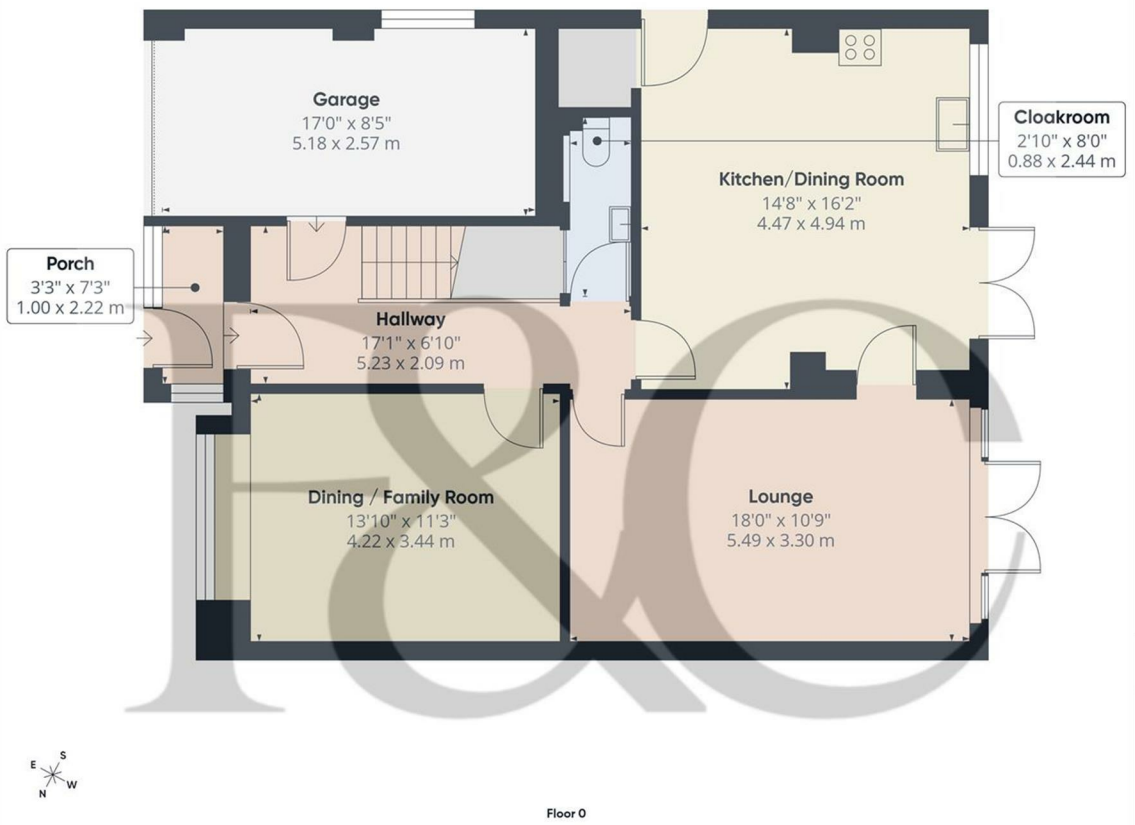
16'11" x 8'5" (5.18 x 2.57)

With power, lighting, central heating boiler, double glazed window to side, integral door giving access to property, electric consumer unit, gas metre and up and over front door.

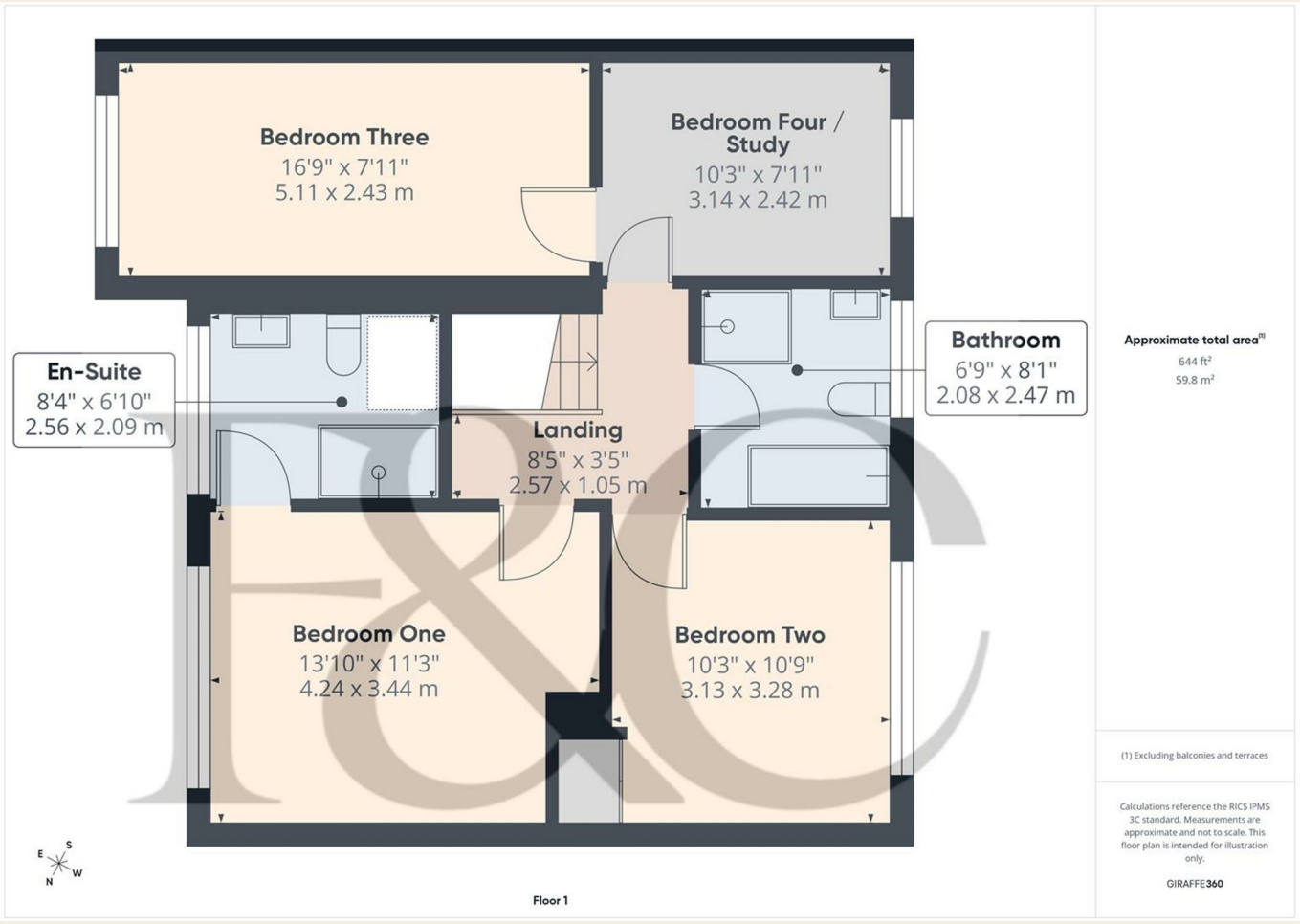


## Council Tax Band E

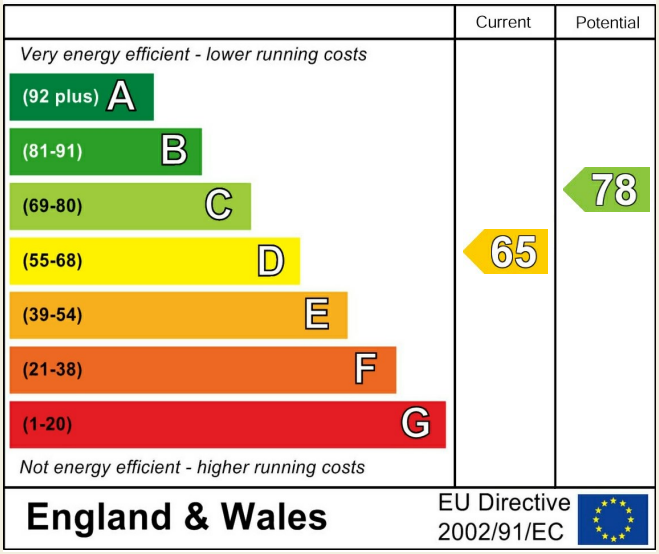
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



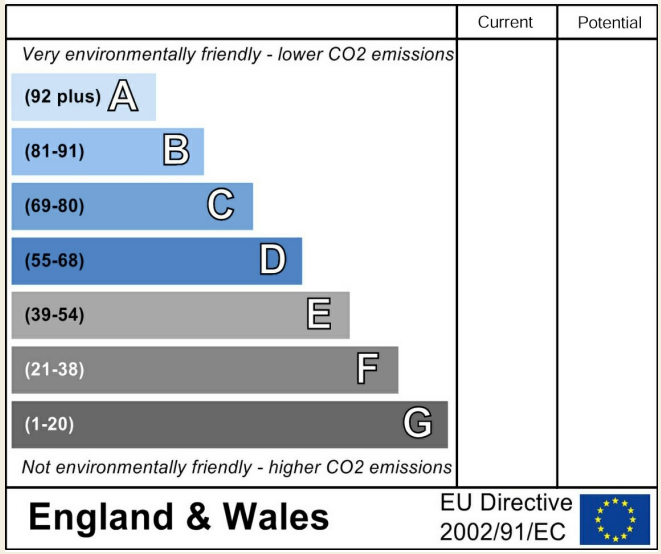

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.




## Energy Efficiency Rating




## Environmental Impact ($CO_2$) Rating




These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.