5 Bed House - Detached

7 Park Road, Duffield, Belper DE56 4GL
Price £585,000 Freehold

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Fletcher & Company

www.fletcherandcompany.co.uk

- Extended Family Detached Home - NO UPWARD CHAIN
- Ecclesbourne School Catchment Area
- Lounge, Family Room & Study/Bedroom 6
- Living Kitchen/Dining Room
- Utility & Cloakroom
- Five Bedrooms & Two Bathrooms
- Sunny Private Garden with Sun Patio & Shed
- Driveway For Three/Four Cars
- Integral Garage
- Viewing Absolutely Essential

ECCLESBOURNE SCHOOL CATCHMENT AREA - Extended five bedroom plus study detached family home offers spacious accommodation spread over three storeys, this property is perfect for families seeking both comfort and room to grow.

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

Ground Floor

Porch

4'10" x 3'1" (1.49 x 0.95)

With fitted coats cupboard, tiled flooring, half glazed entrance door and open square archway leading into hallway.

Hallway

15'3" x 3'10" (4.65 x 1.17)

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

Cloakroom

8'8" x 2'9" (2.66 x 0.86)

With low level WC, washbasin, tiled flooring, coats storage space and internal pine panelled door.

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Lounge

15'11" x 11'3" (4.87 x 3.45)

With fireplace with surrounds with inset living flame gas fire and raised hearth, wall lights, radiator, double glazed window and internal pine panelled door.

Family Room

20'11" x 10'7" (6.40 x 3.24)

With tiled flooring, two radiators and double glazed French doors opening onto sun patio and private rear garden.

Living Kitchen/Dining Room

17'8" x 16'1" (5.40 x 4.91)

With one and a half sink unit, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with attractive matching Quartz worktops, built-in AEG induction hob with extractor hood over, built-in double AEG electric fan assisted oven, integrated AEG fridge and AEG freezer, integrated dishwasher, tiled flooring, spotlights to ceiling, kickboard heaters, two double glazed windows overlooking private rear garden and concealed worktop lights.

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Utility/Laundry

5'2" x 4'1" (1.58 x 1.26)

With plumbing for automatic washing machine, space for tumble dryer, fitted shelving and double glazed side access door.

First Floor

Landing

15'3" x 6'10" (4.65 x 2.09)

With two radiators, double glazed window and staircase leading to second floor.

Bedroom Three

11'10" x 11'2" (3.61 x 3.41)

With radiator, double glazed window to front and internal pine panelled door.

Bedroom Four

10'10" x 10'2" (3.31 x 3.12)

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

Bedroom Five

10'2" x 7'10" (3.12 x 2.40)

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

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Bedroom Six/Study

11'2" x 7'8" (3.42 x 2.36)

With radiator, double glazed window to front and internal pine panelled door.

Family Bathroom

8'0" x 6'9" (2.44 x 2.08)

With bath with shower over, pedestal wash handbasin, low level WC, fully tiled walls, tiled flooring, built-in storage cupboard, shaver point, inset mirror, heated chrome towel rail/radiator, double glazed obscure window and internal pine panelled door.

Second Floor

Landing

6'1" x 3'3" (1.87 x 1.00)

Bedroom One

19'10" x 15'1" (6.07 x 4.60)

With fitted wardrobes with matching base cupboards and dressing table, two radiators, double glazed window to front, two double glazed windows to rear and internal pine panelled door.

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Bedroom Two/Dressing Room

10'5" x 8'4" (3.20 x 2.56)

With radiator, double glazed window to front, double glazed window to side and internal pine panelled door.

Family Shower Room

10'7" x 5'2" (3.23 x 1.60)

With walk-in shower cubicle with chrome shower, twin wash basins, low level WC, fully tiled walls, tiled flooring, two mirrors, heated chrome towel rail/radiator, shaver point, extractor fan, double glazed obscure window and internal pine panelled door.

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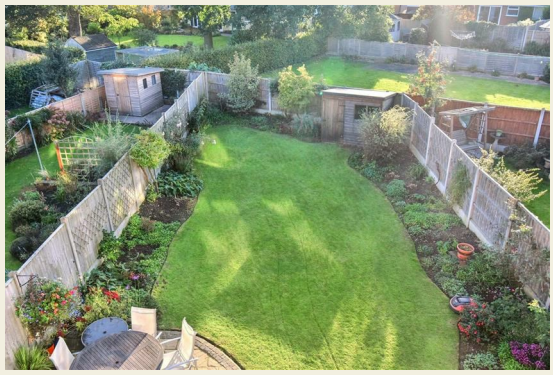
Garden

To the rear of the property is a private west-facing enclosed rear garden laid to lawn with a varied selection of plants with sun patio and fencing.



Driveway

A tarmac driveway with block paved edge provides car standing spaces for three/four cars.

Garage

15'9" x 8'1" (4.81 x 2.47)

With concrete floor, power and lighting, side window, up and over front door and integral door giving access to property.

Boiler Room

With central heating boiler and hi-efficiency hot water cylinder.

Council Tax - E

Amber Valley

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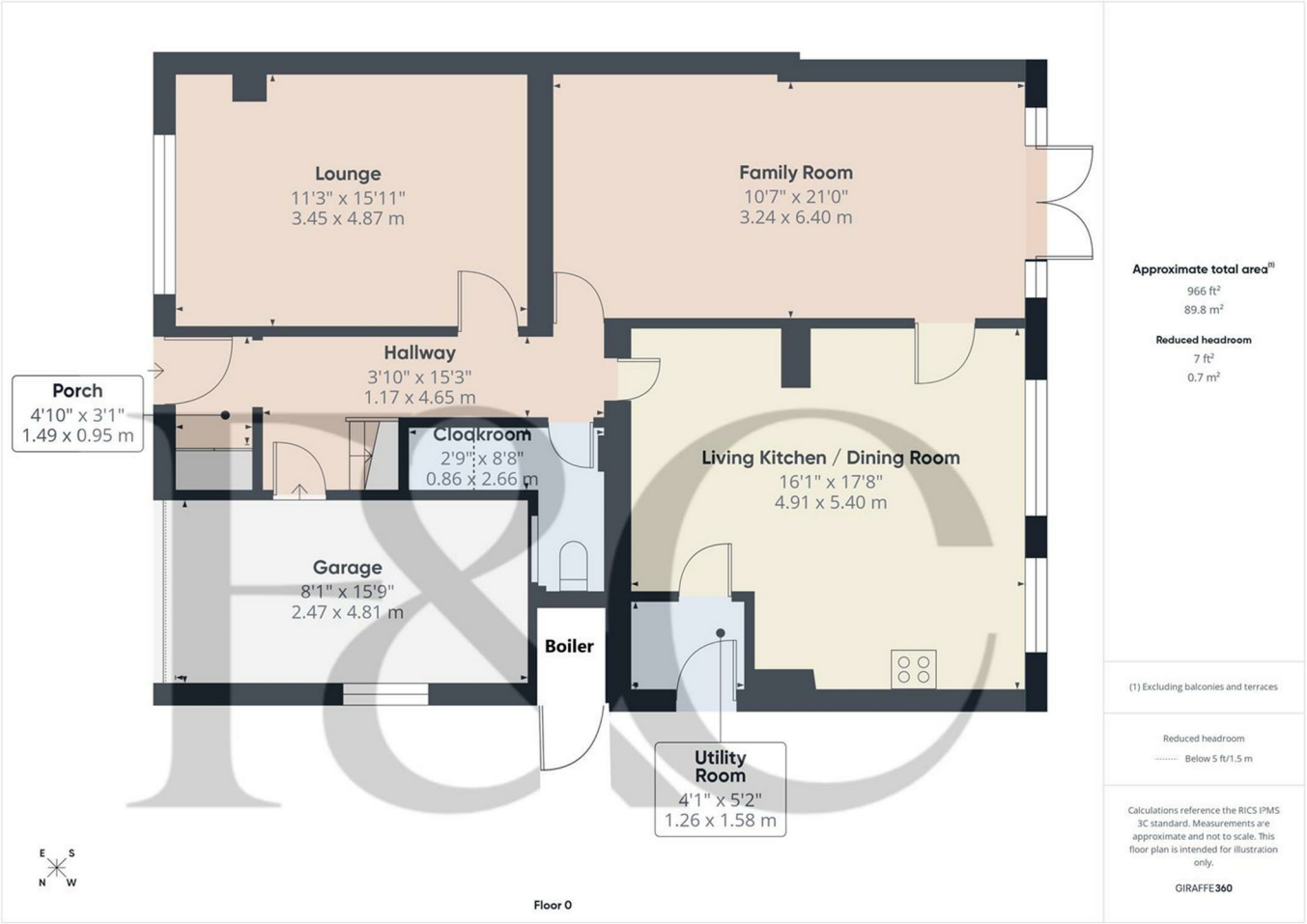

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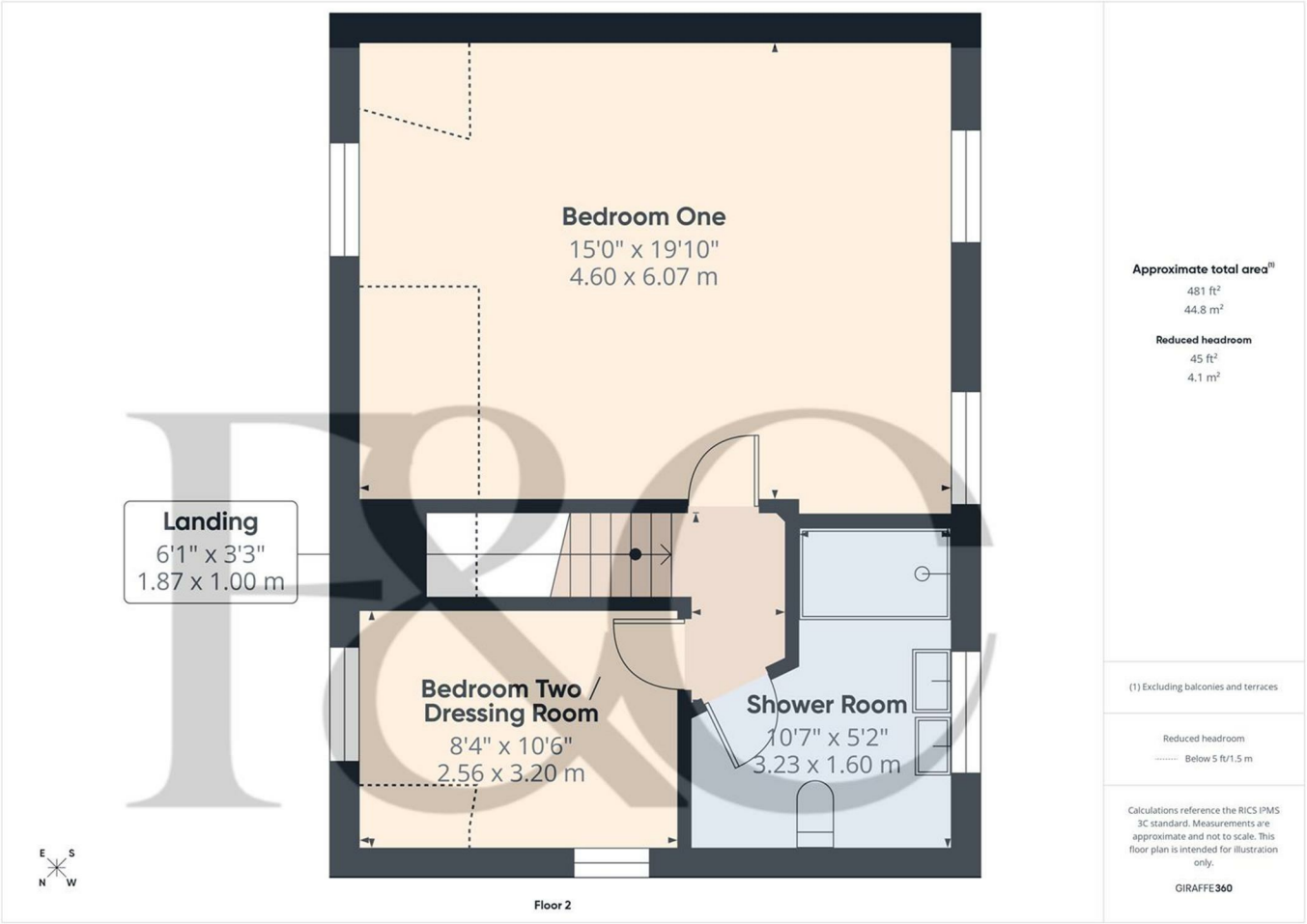

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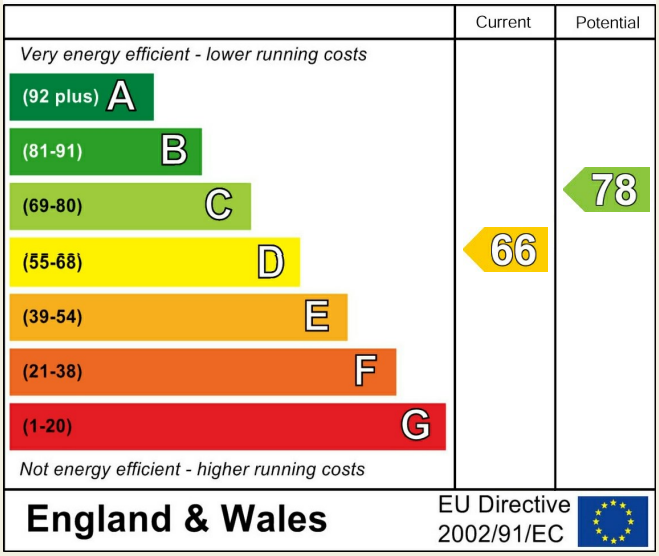
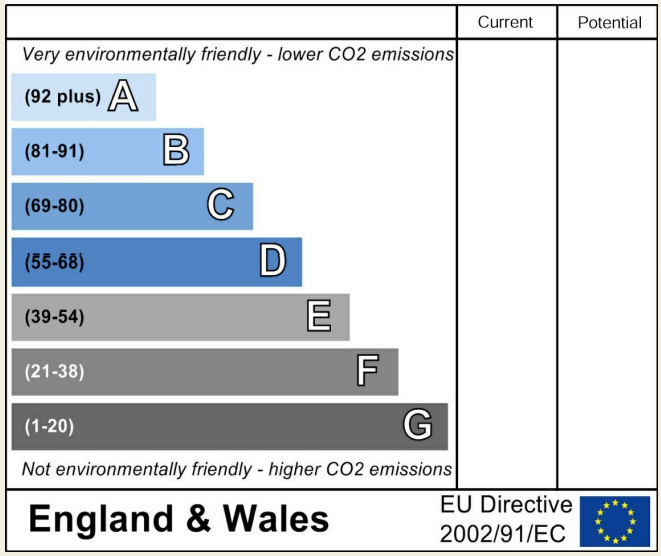
Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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