



**GADSBY
NICHOLS**

Chestnut Hollow Vicarage Lane, Duffield, Belper, DE56 4EB
Offers Around £935,000



A STUNNING, INDIVIDUALLY DESIGNED, SUPERIOR DETACHED residence, enjoying mature gardens of approx. 0.25-acres, in a secluded setting, yet within easy walking distance of Duffield centre and range of amenities. Available with IMMEDIATE VACANT POSSESSION, the property provides an excellent and well-proportioned family home. Requiring internal inspection to be fully appreciated, the accommodation has the benefit of gas central heating, part-double glazing, and alarm, and briefly comprises: -

GROUND FLOOR, recessed porch, reception hall, inner hall, cloaks/WC, generous L-shaped lounge, dining area, south-facing large conservatory, luxury kitchen with modern fitments and integrated appliances, with adjoining sitting dining area, study, and large utility room. FIRST FLOOR, half-landing, main landing, generous principal bedroom with luxury ensuite wet room, a further three well-proportioned bedrooms, one with ensuite shower room, and family bathroom. OUTSIDE, sweeping driveway, ample car standing spaces to the front, attached stone double garage, and delightful south-facing rear garden. EPC E, Council Tax Band G.

THE PROPERTY

Constructed to an individual design, by the owners, to afford a stunning, superior and spacious, detached Family Home, affording ample scope for further extensions if so required, and subject to obtaining the usual planning and building regulation approvals. Available with immediate vacant possession, the accommodation comprises; recessed porch, reception hall, inner hall, cloakroom, separate WC, lounge, conservatory, dining area, breakfast kitchen with adjoining sitting and dining area, study/bedroom five, utility room, principal bedroom with ensuite wet room, three further bedrooms, one with ensuite shower room, family bathroom, private driveway, ample car standing, attached double garage, and delightful rear garden affording a high degree of privacy.



LOCATION

The property enjoys a secluded position, approached via a long, private driveway from Vicarage Lane, within easy walking distance of

Duffield village centre. The property falls within the catchment area of Ecclesbourne secondary school. Duffield affords a range of highly regarded local amenities to include; day-to-day shopping, doctors and dentist surgeries, hair and beauty salons, places of worship, eateries, public houses, and library. A regular bus service provides links to Allestree and Derby city centre to the south, and Belper, Matlock and the Peak District to the north. Duffield also benefits from a railway station providing services to Derby and Matlock. Nearby leisure facilities include a tennis and squash club, golf courses, and parks.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed north along the A6 Duffield Road, proceeding through Allestree, and on entering Duffield continue through the centre before turning left into King Street, and right into Vicarage Lane, before turning right for the property.

What 3 Words //

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R

ACCOMMODATION

Having the benefit of gas central heating, part-double glazing, and alarm, the detailed accommodation comprises: -

GROUND FLOOR

RECESSED PORCH

Having hardwood entrance door, and multi-pane single glazed windows, opening to the: -

RECEPTION HALL

Having slate tiled floor, and central heating radiator.

INNER HALL

Having stairs to first floor, with understairs store, and opening to the dining area.

CLOAKROOM

Having wash hand basin inset in vanity unit with cupboards under, multi-pane single glazed windows, tiled floor, central heating radiator, and two wall light points.

SEPARATE WC COMPARTMENT

Housing a WC with period high-level cistern, multi-pane glazed window, and tiled floor.

GENEROUS L-SHAPED LOUNGE

6.53m x 7.16m max 4.47m min (21'5" x 23'6" max 14'8" min)



Measurements are '21'5" x 23'6" maximum, 14'8" minimum/6.53m x 7.16m maximum, 4.47m minimum'.

Comprising: -



LIVING AREA

Having cast-iron log burner inset in fireplace recess with marble fire surround, timber double glazed windows to the side and rear, five ceiling downlighters, two central heating radiators, two wall light points, timber double glazed French doors and side windows opening to the conservatory, and multi-pane double glazed doors to the dining area.

SITTING AREA



Having double glazed window, central heating radiator, and two ceiling downlighters.

CONSERVATORY

6.02m x 2.79m plus 3.96m x 2.90m (19'9" x 9'2" plus 13'0" x 9'6")



Measurements are '19'9" x 9'2" plus 13'0" x 9'6"/6.02m x 2.79m plus 3.96m x 2.90m'.

Being approximately south-facing and having double glazed windows and roof, tiled floor with underfloor heating, and double glazed double French doors opening to the rear garden.



DINING AREA

5.97m x 3.45m max (19'7" x 11'4" max)



Having slate tiled floor, three ceiling downlighters, central heating radiator, multi-pane glazed double

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doors opening to the lounge, and multi-pane glazed door opening to the kitchen, together with double glazed French door and side panels.

BREAKFAST KITCHEN

5.94m x 3.56m max plus 3.56m x 2.79m (19'6" x 11'8" max plus 11'8" x 9'2")



Measurements are '19'6" x 11'8" maximum, plus living dining area 11'8" x 9'2"/5.94m x 3.56m maximum, plus living dining area 3.56m x 2.79m'.
Comprising: -

KITCHEN AREA

Having a range of modern fitments comprising; two corner curved double base units, one double base unit, two single base units, drawers, and two double wall units with glazed doors for display purposes, together with ample granite work surface areas and splashbacks, white twin-bowl Belfast sink unit, Aga gas-fired range providing part-central heating and cooking, ten ceiling downlighters, integrated fridge, integrated freezer, porcelain tiled floor, and walk-in pantry.

SITTING/DINING AREA



Having porcelain tiled floor, central heating radiator, and double glazed French door and side windows to the conservatory.

STUDY/BEDROOM FIVE

3.48m x 2.72m (11'5" x 8'11")



Having double glazed window to the rear, central heating radiator, and four ceiling downlighters.



UTILITY ROOM

7.92m x 3.58m max 2.64m min (26'0" x 11'9" max 8'8" min)
Measurements are '26'0" x 11'9" maximum, 8'8" minimum/7.92m x 3.58m maximum, 2.64m minimum'.

A very large room, affording the potential to be split into utility, laundry room, and second kitchen, if so required. Having fitments comprising a range of fitted base cupboards and drawers, granite work surface areas with appliance space under, electric Aga with one hot-plate and two ovens, double glazed windows, two Velux double glazed rooflights, double glazed side doors to both sides, two white Belfast sink units, and useful internal access door to the garage, together with Gloworm gas central heating boiler, plus Worcester gas-fired wall-mounted combination boiler, both providing domestic hot water, central heating, and underfloor heating to the conservatory.

FIRST FLOOR

HALF-LANDING



Having multi-pane glazed window.

MAIN LANDING



Having built-in double airing cupboard housing a hot water cylinder, and access to the loft space.

PRINCIPAL BEDROOM

5.92m x 4.37m (19'5" x 14'4")



Having fitted wardrobes, two central heating radiators, and double glazed windows to the side and rear enjoying elevated views towards Quarndon.



LUXURY ENSUITE WET ROOM

2.74m x 2.72m (9'0" x 8'11")



Having suite comprising; walk-in shower enclosure, wide wash hand basin in vanity unit with cupboards and drawers under, and low-level WC, together with double glazed windows to the side and rear, central heating radiator, and electric shaver point.

BEDROOM TWO

5.38m x 3.51m max (17'8" x 11'6" max)



Having fitments comprising two built-in double wardrobes with top cupboards, together with central heating radiator, and double glazed window to the rear enjoying far-reaching views.

GUEST BEDROOM THREE

4.55m x 2.77m (14'11" x 9'1")



Having fitments comprising; built-in double wardrobes, together with central heating radiator, and double glazed window to the rear enjoying far-reaching views.

ENSUITE SHOWER ROOM



Having suite comprising; low-level WC, wash hand basin, and corner shower cubicle with rain shower fitting, together with double glazed window.

BEDROOM FOUR

4.60m x 3.15m max (15'1" x 10'4" max)



Having fitments comprising; dressing table with shelving over, together with central heating radiator, and double glazed window.

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FAMILY BATHROOM

4.27m x 3.15m max (14'0" x 10'4" max)



Having white suite comprising; panelled bath with shower mixer taps and rain shower fitting, wash hand basin in vanity unit with cupboards and drawers under, and low-level WC, together with tiled floor, combined heated chrome towel rail and radiator, and double glazed window to the front.



GROUNDS

The property enjoys gardens extending to over 0.25-acres, approached via a sweeping private driveway and affording ample car standing spaces, leading to the garage.

ATTACHED GARAGE

5.92m x 5.87m (19'5" x 19'3")



Of stone construction, having electric up-and-over door, electric power and light, useful loft storage, and internal door to the utility room.

FRONT GARDEN



Having stone rockeries and flower borders, and ornamental fish pond.



OUTSIDE



SIDE GARDEN

Having shrub borders.

REAR GARDEN



A particular feature to note is the extensive, and approximate south-facing rear garden, having large lawn, paved patio, mature flower and shrub borders, ornamental fish pond, and vegetable garden.



ADDITIONAL INFORMATION

TENURE

We understand the property is held freehold, with vacant possession provided upon completion.

NOTE TO PURCHASERS

This property belongs to a family member of a Director of Gadsby Nichols.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need

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to request the following: -

- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

▼ Ground Floor



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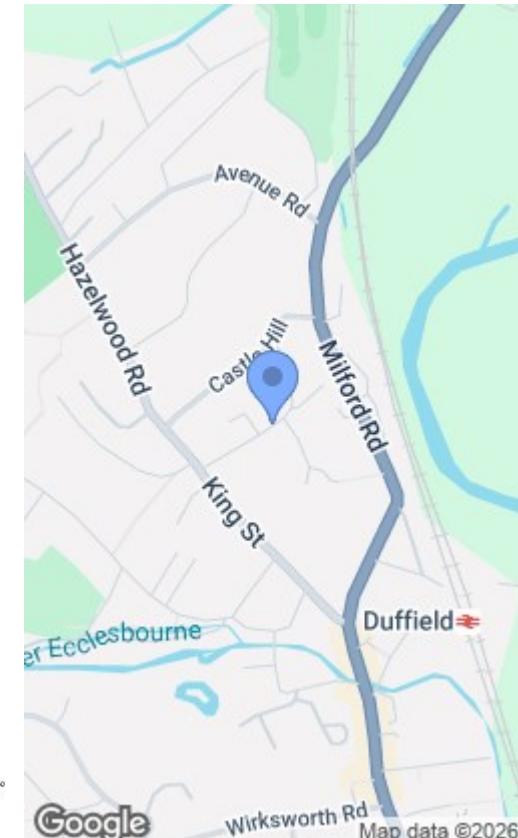
It must be noted we try to ensure the accuracy of the floor plan, however this is a guide to the layout of the property. You must treat this floor plan as a guide only to the property's layout and not an accurate built measured survey. If you require accurate measurements/ layout guides, you must commission this independently. Where an appliance/s are shown these are illustrative only and have not been tested or confirmed to be included in the sale of the property.

▼ 1st Floor



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PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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WON!**
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus)	A	(92 plus)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(35-54)	E	(35-54)	E
(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	