



3 Bed House - Detached

1, Philips Croft Hazelwood Road, Duffield, Belper DE56 4EF
Offers Around £625,000 Freehold



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- Charming Stone Detached Property of Style & Character
- Close To The Centre of Duffield Village & Excellent Amenities
- Lounge/Dining Room - Study
- Kitchen/Diner - Garden Room
- Three Bedrooms - Two Bathroom
- Private Well Established Sunny Gardens
- Driveway To Front - Also Potential Driveway To Rear
- Garage & Bin Store
- Fronting Popular Hazelwood Road
- Ecclesbourne School Catchment Area

CHARACTER HOME FRONTING HAZELWOOD ROAD - Charming stone detached home of style and character located in the heart of the village of Duffield and thus providing a special style of living with excellent local amenities within a short walk away.

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.

Accommodation

Ground Floor

Entrance Hallway

21'4" x 6'0" (6.52 x 1.83)

Charming entrance door, radiator character window, door to garage and staircase to first floor.



Double Bedroom One

14'11" x 9'6" (4.57 x 2.91)

With built-in wardrobes with cupboards above, high ceiling, radiator, character window to side, double glazed sliding patio doors opening onto paved patio and garden and half glazed internal door.



Double Bedroom Two

11'8" x 9'8" (3.57 x 2.95)

With beam to ceiling, high ceiling, radiator and double glazed door giving access to garden room.



Garden Room

8'11" x 8'7" (2.73 x 2.64)

With radiator, tile flooring, double glazed windows and double glazed doors opening onto private garden.



Shower Room

7'8" x 5'10" (2.35 x 1.79)

With separate shower, wash basin with fitted base cupboard, low level WC, tile splashbacks, tile flooring, high ceiling and heated towel rail/radiator.



First Floor

Lounge/Dining Room

18'5" x 15'10" x 11'9" x 6'2" (5.62 x 4.83 x 3.60 x 1.90)

With corner gas stove with raised tile hearth, character ceiling, beams to ceiling, two radiators, character sash window to front, character sealed unit double glazed window to side and two character windows overlooking rear garden.



Study

5'10" x 5'6" (1.80 x 1.70)

With fitted cupboards and desk.

Kitchen Diner

16'0" x 9'8" (4.89 x 2.97)

With one and a half sink unit with chrome mixer tap, fitted base cupboards, worktops, fitted wall corner cupboard, high ceiling, spotlights to ceiling, radiator, attractive walnut dresser, dado rail, two character windows, built-in five ring gas hob, built-in double electric fan assisted oven, plumbing for dishwasher, radiator and glazed door.



Dining Room/Bedroom Three

9'3" x 11'5" (2.84 x 3.48)

With chimney breast with brick fireplace alcove, high ceiling, character beams, radiator, double glazed character window overlooking rear garden and internal glazed door.



Bathroom

8'0" x 5'11" (2.44 x 1.82)

With bath with chrome shower over and shower screen door, pedestal wash handbasin, low level WC, high ceiling, tile splashbacks, heated towel rail/radiator and character window.



Porch

4'11" x 3'6" (1.51 x 1.08)

With double opening doors, high ceiling, radiator, four charming character windows and stone steps with black painted handrail.



Garden

Being of a major asset to the sale of this particular property is it's lovely, well-stocked, private, south westerly facing garden enjoying shaped lawns, a varied selection of shrubs, plants, sun patio and productive vegetable garden.



Potential Rear Driveway

The property offers potential for off-road car parking to the rear.



Driveway

To the front of the property there is a tarmac driveway for two vehicles.

Garage

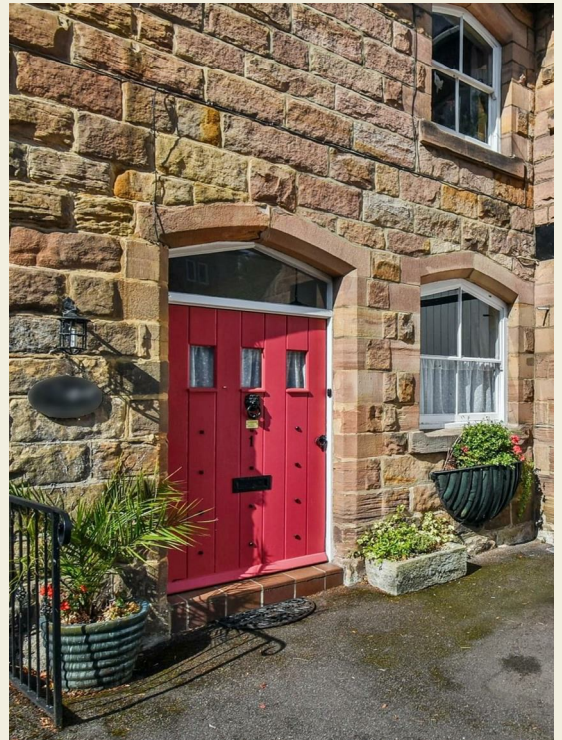
16'0" x 15'5" (4.90 x 4.70)

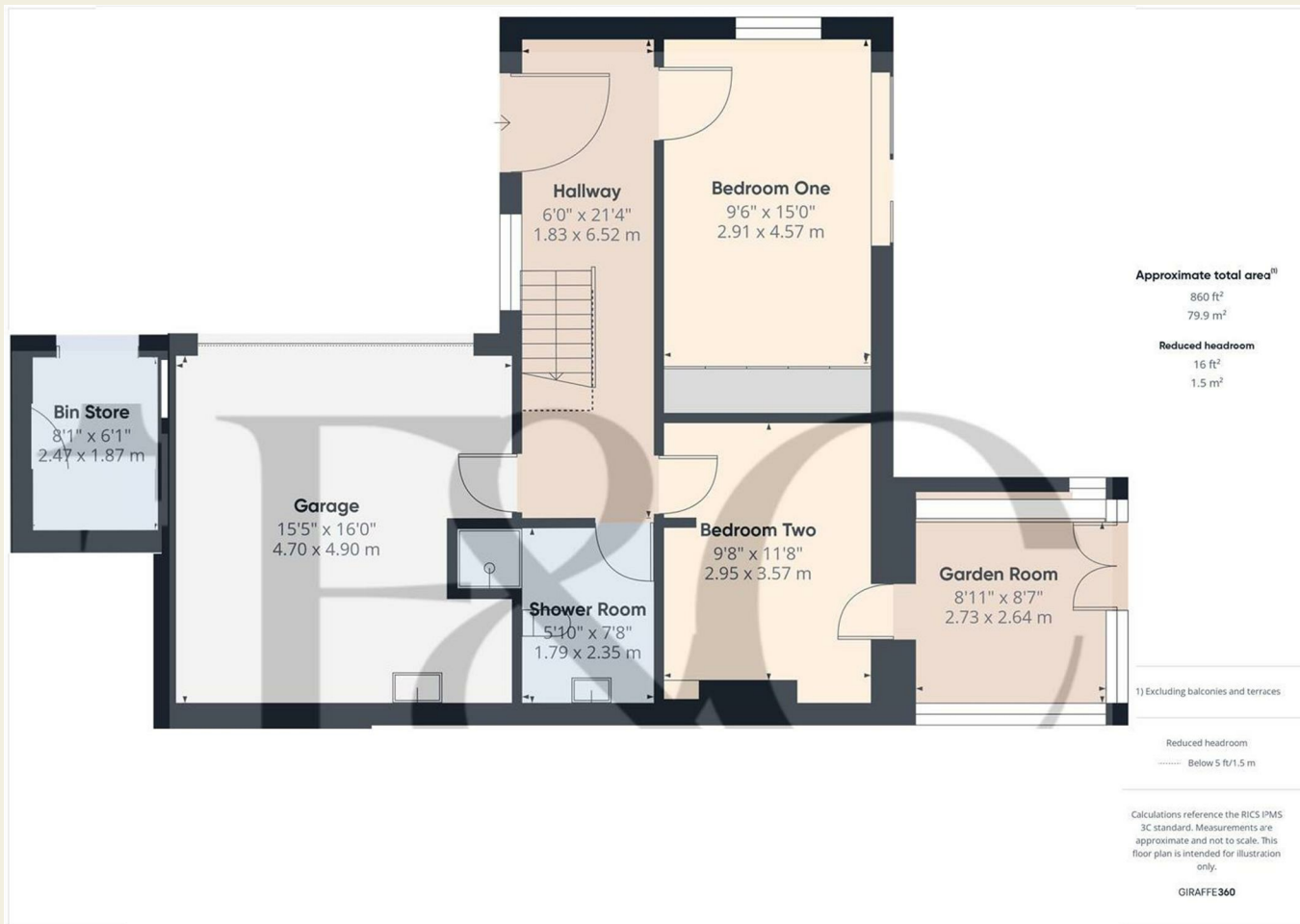
With power, lighting, Belfast style sink with hot and cold tap, plumbing for automatic washing machine and double opening front doors.

Bin Store

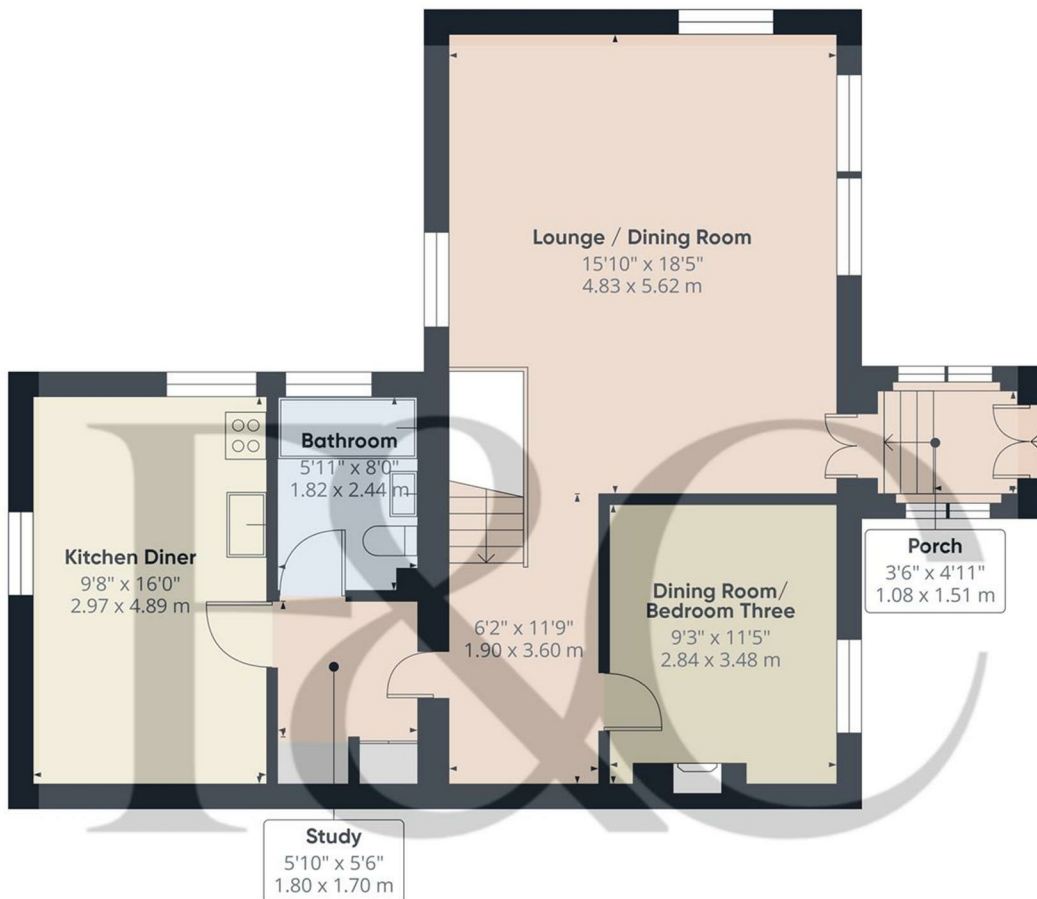
8'1" x 6'1" (2.47 x 1.87)

Council Tax Band F





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Floor 1

Approximate total area⁽¹⁾
719 ft²
67 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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