



## 4 Bed House - Detached

47 Avenue Road, Duffield, Belper DE56 4DW

Offers Around £825,000 Freehold



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**Fletcher  
& Company**

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Beautiful Detached Family Home - Walking Distance To Duffield Amenities
- Ecclesbourne School Catchment Area
- Far-Reaching Countryside Views
- Fronting Hazelwood Road & Close To Chevin Golf Course
- Lounge, Conservatory, Garden Room
- Fitted Kitchen, Dining Room, Utility
- Four Bedrooms
- Fitted Two En-Suites & Fitted Family Bathroom
- Private South West Facing Garden
- Generous Driveway & Double Garage - Electric Car Charging Point

ECCLESBOURNE SCHOOL CATCHMENT AREA - A four bedroom detached home fronting Hazelwood Road and close to Chevin Golf Course. This lovely home has been thoughtfully designed and built to take full advantage of the far-reaching views and principal windows to enjoy the private sunny gardens.

#### 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, rugby 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

##### Storm Porch

With double opening half glazed doors with stained glass giving access to entrance hall.

##### Entrance Hall

18'6" x 3'8" (5.64 x 1.12)

With oak effect flooring, open archway, coving to ceiling, dado rail, under-stairs storage cupboard, radiator, wide staircase leading to first floor and four charming sealed unit double glazed windows all having stained glass with deep polished windowsills.

##### Cloakroom

5'7" x 3'0" (1.71 x 0.93)

With low level WC with polished wood seat, fitted washbasin, fully tiled walls, matching oak effect flooring and sealed unit double glazed window.

### Walk-In Cloaks Cupboard

3'1" x 2'8" (0.94 x 0.82)

With matching oak effect flooring, rail and shelving.

### Lounge

22'0" x 10'7" (6.72 x 3.23)

With feature fireplace with surrounds incorporating log burning stove and raised granite hearth, attractive solid wood parquet flooring, two radiators, coving to ceiling, display alcove with shelving, space for television and fitted base cupboard underneath and beautiful sealed unit double glazed bay window with bay seats overlooking private garden.

### Dining Room

14'1" x 11'5" (4.30 x 3.48)

With oak effect flooring, coving to ceiling, radiator, double internal half glazed doors opening into lounge and open square archway leading into garden room.

### Garden Room

12'0" x 10'6" (3.68 x 3.22)

With Terrazzo tiled flooring, radiator, sealed unit double glazed windows and sealed unit double glazed sliding patio doors opening onto raised decking patio area and most charming private garden.



### Conservatory

20'11" x 8'2" (6.40 x 2.51)

With sealed unit double glazed windows, two electric heaters, roof insulated 2023 and recent roof in 2025 see vendor, power and lighting, pleasant views across private gardens and French doors giving access to garden.

## Kitchen

19'0" x 7'0" (5.80 x 2.14)

With one and a half sink unit with chrome mixer tap, wall and base fitted units with deep worktops, Rangemaster cooker with extractor hood over, tiled flooring, radiator, inset spotlights, additional cupboard providing storage with shelving and housing the central heating boiler 2026 see vendor, two sealed unit double glazed windows with aspect over front and rear, concealed worktop lights, glass display shelving, integrated fridge and open square archway leading into utility.



## Utility

13'8" x 5'11" (4.17 x 1.82)

With single stainless steel sink unit with mixer tap, matching deep worktops, fitted base cupboard, plumbing for automatic washing machine, plumbing for dishwasher, space for tumble dryer, tiled flooring, radiator, two sealed unit double glazed windows, half glazed door opening onto Indian stone paved patio and beautiful garden, open square archway leading back into kitchen and door giving access to walk-in pantry.



## Walk-In Pantry

With fitted shelving and tiled flooring.

## Rear Hallway

14'9" x 3'0" (4.52 x 0.93)

With half glazed entrance door with stained glass and matching side stained glass window, tiled flooring, door giving access to kitchen, door giving access to double garage and door giving access to study/music room.

## Study/Music Room

11'0" x 10'5" (3.37 x 3.19)

With radiator, spotlights to ceiling, fitted storage cupboards and door giving access to walk-in store.

## Walk-In Store

8'2" x 4'2" (2.50 x 1.28)

With shelving.

## First Floor

### Landing

With radiator, dado rail, coving to ceiling and access to roof space.

### Double Bedroom One

13'10" x 13'8" (4.23 x 4.17)

With a good range of double fitted wardrobes with fitted chest of drawers, spotlights to ceiling, radiator, delightful far-reaching views across the valley and sealed unit double glazed window.

### En-Suite

7'10" x 4'9" x 5'10" x 5'8" (2.39 x 1.46 x 1.80 x 1.73)

With double shower cubicle with shower, bidet, twin washbasins with fitted base cupboards underneath, oak effect flooring, spotlights to ceiling, heated chrome towel rail/radiator, built-in storage cupboard with shelving, pleasant far-reaching views, additional heated large towel rail/radiator, fitted mirror and sealed unit double glazed window.

### Double Bedroom Two

11'10" x 9'3" (3.63 x 2.84)

With fitted wardrobes with display shelving and fitted base cupboard, radiator, display alcove, delightful far-reaching views and sealed unit double glazed window.

### Double Bedroom Three

11'4" x 9'11" (3.47 x 3.03)

With radiator and open square archway leading into studio.



### Studio

10'2" x 10'2" (3.12 x 3.10)

With wood effect flooring, most beautiful far-reaching views, radiator, spotlights to ceiling, four sealed unit double glazed windows and half glazed door giving access to sun balcony.



### Sun Balcony

12'4" x 11'5" (3.76 x 3.48)

With decked floor, wrought iron railings and fine views across the valley and beyond.



### Double Bedroom Four

15'7" x 10'7" (4.77 x 3.25)

With two radiators, sealed unit double glazed window to side, half glazed door giving access to sun balcony with matching side sealed unit double glazed windows, delightful far-reaching views, sliding door giving access to walk-in wardrobe and door giving access to en-suite.



### Walk-In Wardrobe

5'6" x 3'1" (1.68 x 0.95)

With shelving and clothes rail.

### En-Suite

4'10" x 3'0" (1.48 x 0.93)

With separate shower cubicle with electric shower, corner washbasin, tiled splash-backs, extractor fan and electric heater.

### Family Bathroom

5'8" x 5'2" (1.74 x 1.60)

With bath with electric shower over and curved shower screen door, fitted washbasin with fitted base cupboard underneath, tiled splash-backs, tiled flooring, spotlights to ceiling, extractor fan, large heated towel rail/radiator and built-in cupboard housing the high-efficiency hot water cylinder.



### Separate WC

5'3" x 2'8" (1.62 x 0.82)

With low level WC, wood effect flooring and sealed unit double glazed window.

### South WestFacing Garden

Being of a major asset and sale to this particular property is its private, well established enclosed rear garden offering a high degree of privacy with a warm sunny aspect. The garden enjoys shaped lawns with a varied selection of shrubs, plants, trees, large Indian stone paved patio area providing a pleasant sitting out and entertaining space with very attractive bespoke gazebo (included in the sale) and an additional sun decked area complements the garden with rails. Timber shed. The gardens continue to the side of the property again, with a varied selection of shrubs and plants. The garden enjoys many pleasant sitting areas and can be only appreciated when viewed.



### Generous Driveway

A large tarmac driveway with block paved edges provides car standing spaces for approximately four cars and leads to an attached double garage.



### Double Garage

21'7" x 18'5" (6.59 x 5.62)

With power, lighting, electric car charging point, electric door and integral door giving access to the property.

### Solar Hot Water

Installed 1998, upgraded with new controls and plumbing 2023.

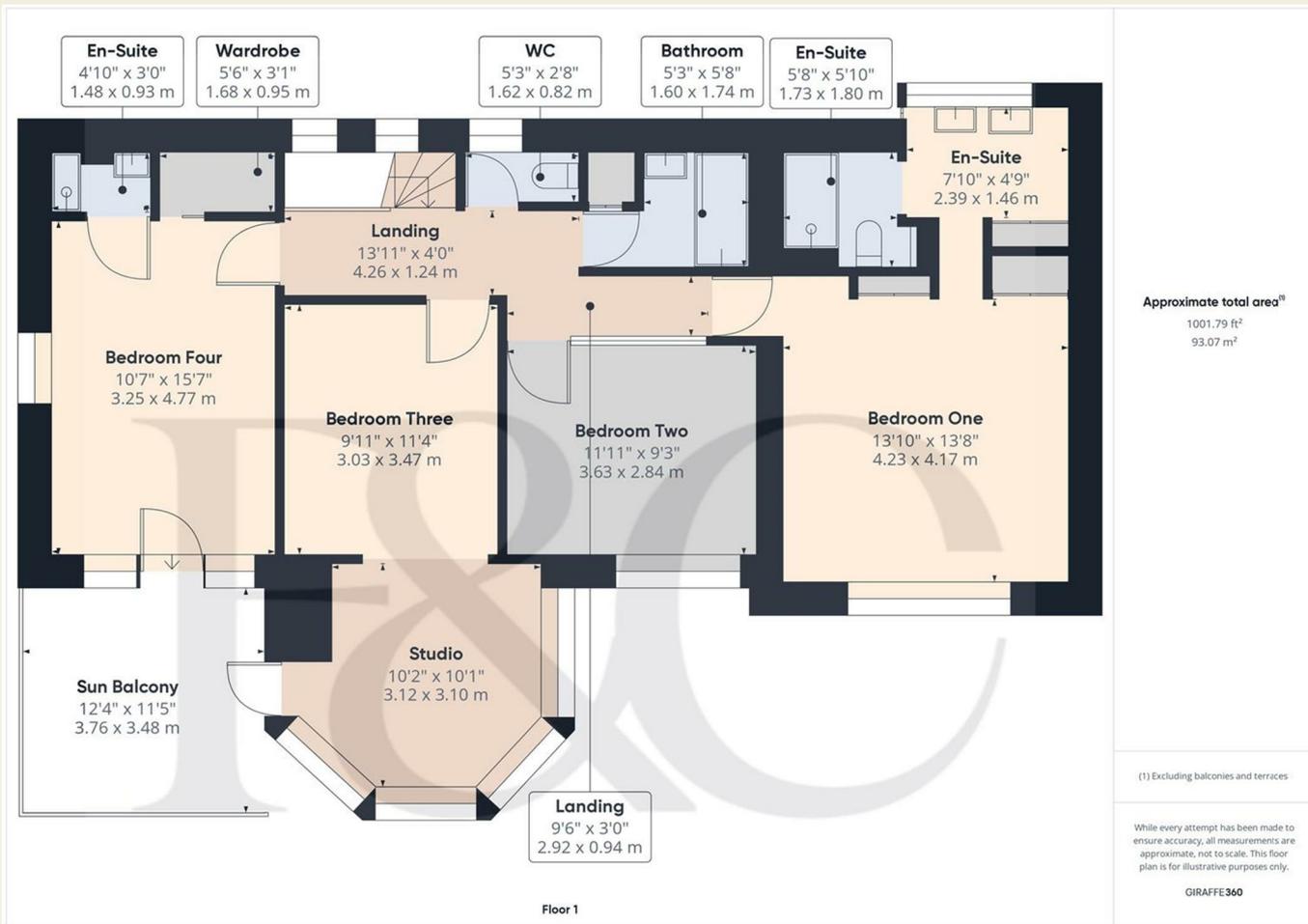
# Solar Electric

Installed in 2011. Feed in payments till 2031 ( approx. £2,000 a year )

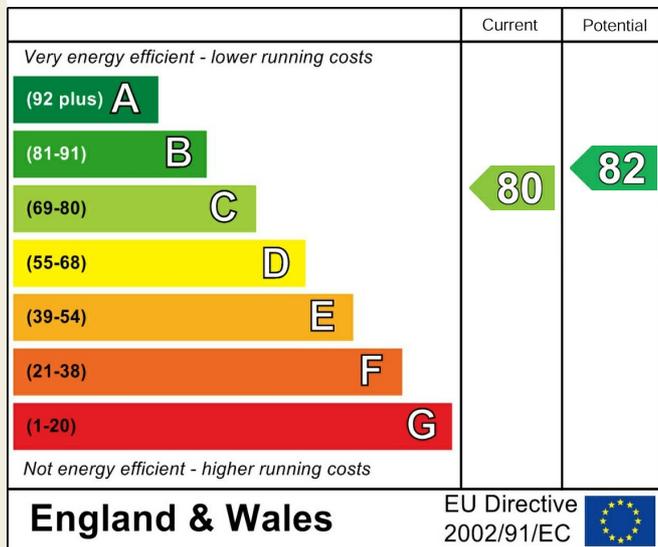
Council Tax Band G - Amber Valley



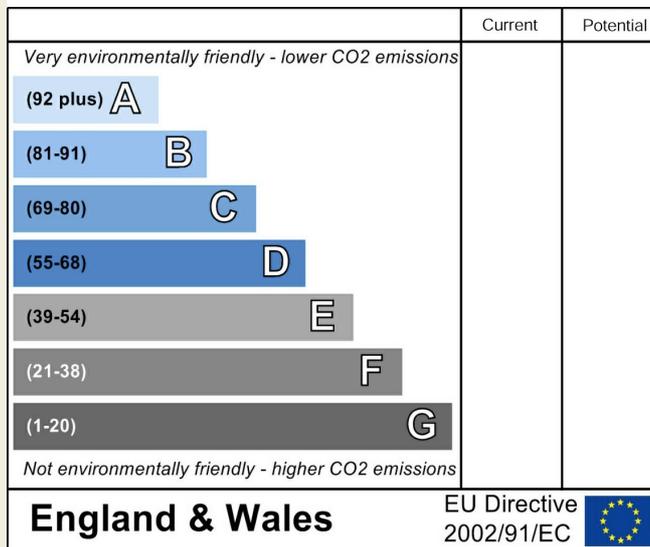
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### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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