3 Bed House - Semi-Detached

28 New Zealand Lane, Duffield DE56 4BZ

£1,450 Per Calendar Month

3 2 1 C

Fletcher & Company

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- Extended Semi Detached Property
- Ecclesbourne School Catchment Area
- Gas Central Heating & Double Glazing
- Lounge, Living Kitchen Dining/Family Room
- Three Bedrooms
- Family Bathroom & Cloakroom/Utility
- Pleasant Garden
- Driveway For Three/Four Cars
- Useful Brick Store
- Available Early July 2026 with possibility of Mid June 2026

ECCLESBOURNE SCHOOL CATCHMENT AREA - Extended three bedroom semi-detached with garden and brick store located within walking distance of Duffield Village amenities.

* Available Early July 2026 with possibility of Mid June 2026 * EPC Rating C * Council Tax Band D *

The Location
The village of Duffield provides an excellent range of amenities including a varied selection of shops and schools including The Meadows, William Gilbert Primary Schools and the noted Ecclesbourne Secondary School. There is a regular train service into Derby City centre which lies some 5 miles to the south of the village. The thriving market town of Belper is situated 3 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, 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.

Ground Floor

Recessed Storm Porch
With double glazed entrance door opening into entrance hall.

Inner Hall
4'8" x 4'4" (1.42m x 1.32m)

Entrance Hall
11'4" x 6'5" (3.45m x 1.96m)
With radiator, coat hangers and staircase leading to the first floor.

Utility Room/Cloakroom
8'2" x 4'7" x 2'2" (2.49m x 1.40m x 0.66m)
With low level WC, wash basin, plumbing for automatic washing machine, radiator, built-in storage cupboard, PVCu double glazed obscure window and internal panelled door.

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Lounge
13'5" x 11'5" (4.09m x 3.48m)
With radiator, PVCu double glazed window and internal panelled door.

Kitchen/Dining Room/Family Area
19'3" x 17'2" x 11'6" x 9'7" overall (5.87m x 5.23m x 3.51m x 2.92m overall)

Family Area
With radiator, spotlights to ceiling and open space leading into kitchen/dining room.

Kitchen/Dining Room
With 1½ bowl sink unit with mixer tap, base units with drawer and cupboard fronts, wall and base fitted units with matching worktops, integrated dishwasher, range style cooker with extractor hood, fridge, freezer, spotlights to ceiling, two double glazed Velux windows, PVCu double glazed window, PVCu double glazed French doors opening onto rear garden, Ideal Logic combination boiler.

First Floor Landing
With PVCu double glazed window and access to roof space.

Bedroom One
13'5" x 10'6" (4.09m x 3.20m)
With wardrobe, radiator, PVCu double glazed window to the front and internal panelled door.

Bedroom Two
11'11" x 10'6" (3.63m x 3.20m)
With radiator, PVCu double glazed window to the rear and internal panelled door.

Bedroom Three
9'6" x 7'4" (2.90m x 2.24m)
With radiator, PVCu double glazed window to the front and internal panelled door.

Family Bathroom
In white with bath, wash basin with storage cupboard beneath, low level WC, separate shower cubicle with shower, radiator, PVCu double glazed obscure window and internal panelled door.

Front Garden
There is a low maintenance fore garden with shrub and trees.

Rear Garden
The property benefits from a good sized rear garden mainly laid to lawn with patio.

Driveway
A driveway provides car standing spaces for approximately 3/4 cars.

Brick Store
With power and lighting and up and over front door.

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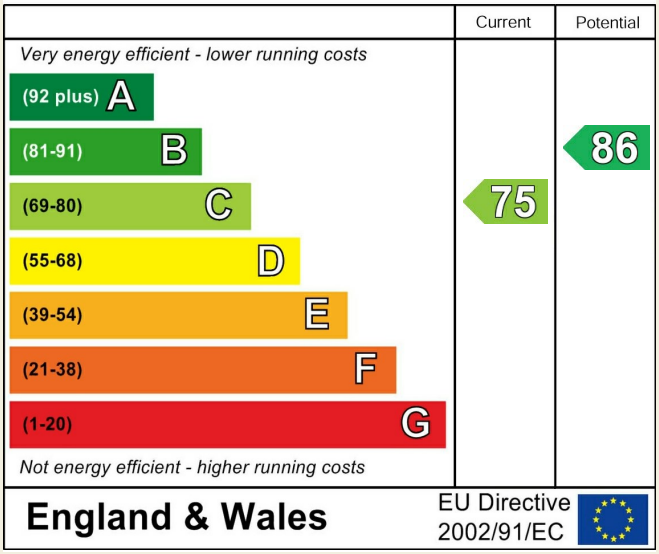
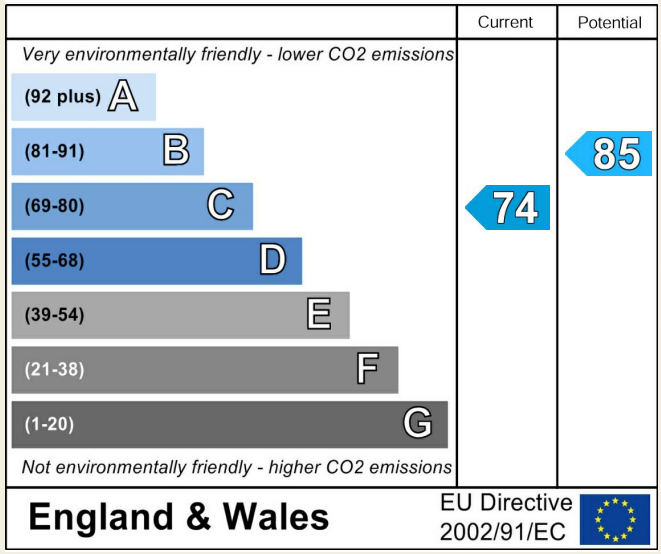
Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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