



## 16 Hazelwood Road, Duffield, Belper, Derbyshire, DE56 4DP Price £950,000

- Fine Individual Detached Residence
- Delightful Far Reaching Views
- Living Kitchen/Dining Room/Snug, Utility
- En-Suite Bathroom, Family Bathroom, Shower Room, Cloakroom
- Gated Driveway, Brick Double Detached Garage
- Ecclesbourne School Catchment Area
- Lounge, Dining/Family Room, Study
- Five Double Bedrooms, Dressing Room
- Landscaped Private Gardens
- Spacious Accommodation



**ECCLESBOURNE SCHOOL CATCHMENT AREA** – A fine individual detached residence with double garage and landscaped private gardens occupying a superb position on Hazelwood Road located within a short distance of Duffield village amenities.

The property is set back from the attractive Hazelwood Road and stands in a slightly elevated and prominent position enjoying fine far reaching views to both the front and rear. The property is approached by electric gates which open onto a wide block paved driveway providing car standing spaces for several cars and leads to a brick double detached garage with power and lighting.

It is constructed of brick beneath a pitched tiled roof with the front elevation having an attractive double fronted appearance revealed by matching sash style double glazed windows, stone lintels and sills and three matching Dormer windows.

The spacious three storey living accommodation briefly consists of on the ground floor; entrance hall with staircase leading to the first floor, fitted cloakroom with WC, charming lounge with featured Inglenook style fireplace with inset Living Flame gas fire, separate dining/family room, study, open plan living kitchen/dining room with snug area and utility room. The first floor landing which incorporates a charming library area leads to the master double bedroom with fitted dressing room and fitted en-suite bathroom, double bedroom two, double bedroom three and a spacious family bathroom. The second floor landing with useful study area leads to double bedroom four, double bedroom five and a shower room.

To the rear of the property and being of a major asset of sale to this particular property is its private landscaped not overlooked rear garden with its varied selection of shrubs and plants together with lawn, Indian stone patio and featured pergola.

### **The Location**

The village of Duffield includes excellent educational, recreational, shopping and social amenities - including the noted secondary Ecclesbourne school, excellent primary schools at William Gilbert and The Meadows, Duffield tennis, squash, cricket clubs and golf on the attractive Chevin course or the nearby Kedleston Park golf club. The village is well served by frequent bus and railway services to Derby ( with direct commuter links to London, Birmingham and Sheffield ).

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**

#### **Spacious Entrance Hall**

*16'7" x 14'4" (5.08 x 4.39)*

With panelled entrance door having window over, solid oak flooring (under-floor heating), coving to ceiling, staircase leading to the first floor with attractive balustrade, under-stairs storage cupboard, additional coat and shoe storage cupboard.

#### **Cloakroom**

*8'5" x 3'6" (2.57 x 1.09)*

In white with low level WC, fitted wash basin, solid oak wood flooring (under-floor heating) and double glazed sash style window.

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### Charming Lounge

20'0" into bay x 16'6" into fireplace recess (6.10 into bay x 5.03 into fireplace recess)

With attractive Inglenook style fireplace with cherry wood fire surround, inset Living Flame gas fire and raised marble hearth, coving to ceiling, wall lights, TV point, telephone point, under-floor heating, rear bay with four double glazed sash style windows, internal double doors opening into entrance hall, two additional matching double glazed sash windows into Inglenook fireplace recess.



### Separate Dining/Family Room

12'4" x 12'2" (3.78 x 3.71)

With matching solid oak wood flooring (under-floor heating), coving to ceiling, wall lights and three matching double glazed sash style windows with aspect to front and additional double glazed sash window to side.



### Study

10'7" x 8'9" (3.23 x 2.67)

With under-floor heating, telephone point and three matching double glazed sash style windows with aspect to front.

### Living Kitchen/Dining Room/Snug

25'11" x 16'6" x 12'2" (7.90 x 5.05 x 3.71)



### Snug Area

With under-floor heating, TV point, telephone point and five matching double glazed sash style windows with pleasant aspect over landscaped rear garden.

### Dining Area

With matching solid oak flooring (under-floor heating), spotlights to ceiling, double glazed French doors opening onto landscaped private rear garden and Velux window.

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### **Kitchen Area**

With 1½ bowl stainless steel sink unit with mixer tap, base units with soft close drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with matching granite worktops, under-cupboard lighting, spotlights to ceiling, matching solid oak flooring (under-floor heating), integrated Bosch dishwasher, featured Mercury range style cooker with five ring gas hob, electric double oven, additional single oven and grill with stainless steel extractor hood over, integrated fridge/freezer, matching fitted central island with granite worktops and fitted base cupboards and space for bar stools, two matching double glazed sash style windows to side and open space leading into dining area and snug area.

### **Utility Room**

*10'7" x 8'0" (3.25 x 2.44)*

With single sink unit with mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with matching solid wood worktops, plumbing for automatic washing machine, Worcester boiler, space for tumble dryer and side access door.

### **First Floor**

#### **Landing Incorporating Library**

*21'1" x 10'7" (6.43 x 3.23)*

#### **Landing Area**

With staircase leading to the second floor and shelved airing cupboard containing hot water tank.

#### **Library Area**

With a range of high quality book shelving, radiator, delightful far reaching views and two matching double glazed sash style windows.

#### **Master Double Bedroom**

*15'8" x 13'8" (4.78 x 4.17)*

With radiator, telephone point, open square archway leading into dressing area, TV point, two matching double glazed French doors overlooking rear garden and far reaching views towards Duffield Bank and beyond.



#### **Dressing Room**

*10'7" x 7'8" (3.25 x 2.34)*

With fitted wardrobes including three double and one single wardrobe with fitted mirror to front, matching three-drawer base cupboards, spotlights to ceiling and double glazed sash style window to side.

#### **En-Suite Bathroom**

In white with corner spa bath with chrome fittings, fitted wash basin, low level WC, double shower cubicle with chrome fittings including shower, tiled splash-backs, radiator, spotlights to ceiling, two matching double glazed sash style windows to front and delightful far reaching views.



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### **Double Bedroom Two**

13'6" x 12'4" (4.14 x 3.76)

With fitted double wardrobe, radiator, TV point, three matching double glazed sash style windows with far reaching views towards Duffield Bank and beyond.



### **Double Bedroom Three**

11'8" x 10'5" (3.56 x 3.20)

With fitted double wardrobe, radiator, TV point, telephone point and two matching double glazed sash style windows to front with delightful far reaching views.



### **Spacious Family Bathroom**

11'8" x 9'3" (3.56 x 2.82)

In white with roll edge top bath on feet with chrome fittings, pedestal wash hand basin, low level WC, double shower cubicle with chrome fittings including shower, shaver point, spotlights to ceiling, radiator and double glazed sash style window.



### **Second Floor**

#### **Landing Incorporating Useful Study Area**

18'2" x 9'10" (5.54 x 3.00)

With radiator, double glazed skylight Velux window to rear and double glazed sash window to front with delightful far reaching views.

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### Double Bedroom Four

13'3" x 11'5" (4.04 x 3.48)

With large walk-in wardrobe/storage cupboard, radiator, double glazed sash style window to side and front together with delightful far reaching views.



### Double Bedroom Five

18'2" x 10'7" (5.54 x 3.25)

With TV point, telephone point, spotlights to ceiling, radiator, double glazed sash style window with pleasant views, double glazed sash style window to side and double glazed Velux skylight window to rear.



### Separate Shower Room

In white with corner shower cubicle with chrome fittings including shower, pedestal wash hand basin, low level WC, tiled splash-backs, radiator, shaver point, spotlights to ceiling and double glazed skylight window to rear.



### Private Gardens

To the rear of the property and being of a major asset of sale to this particular property is its delightful landscaped private enclosed rear garden which has been thoughtfully laid out and maintained. The garden enjoys circular shaped lawn, well stocked flower beds with a varied selection of shrubs and plants, block paved pathway and Indian stone paved pathway. To the bottom of the garden there is a further Indian stone paved patio with bespoke gazebo and light.



### Gated Entrance

The property is approached via remote control electric gates which open onto the driveway leading to the double brick garage.

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## Driveway

A block paved driveway provides car standing spaces for approximately five cars.

## Brick Double Detached Garage

18'4" x 18'4" (5.61 x 5.61)

With concrete floor, power, lighting, electric front door and roof space providing useful storage.



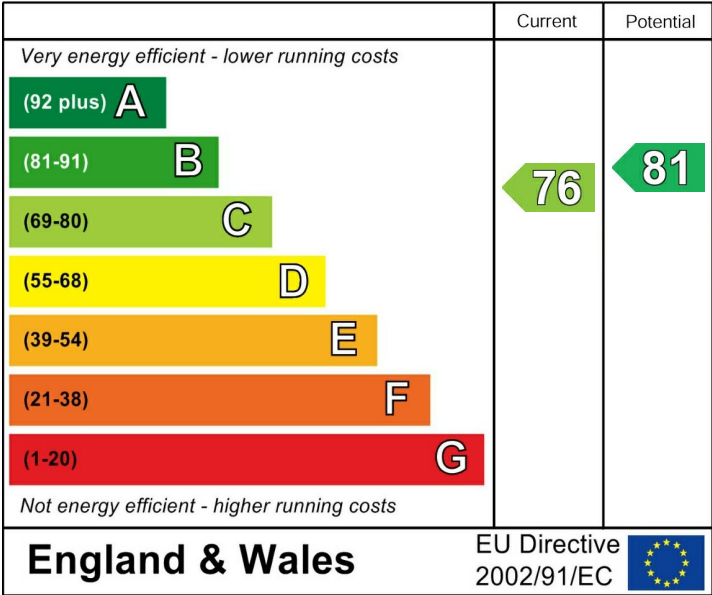
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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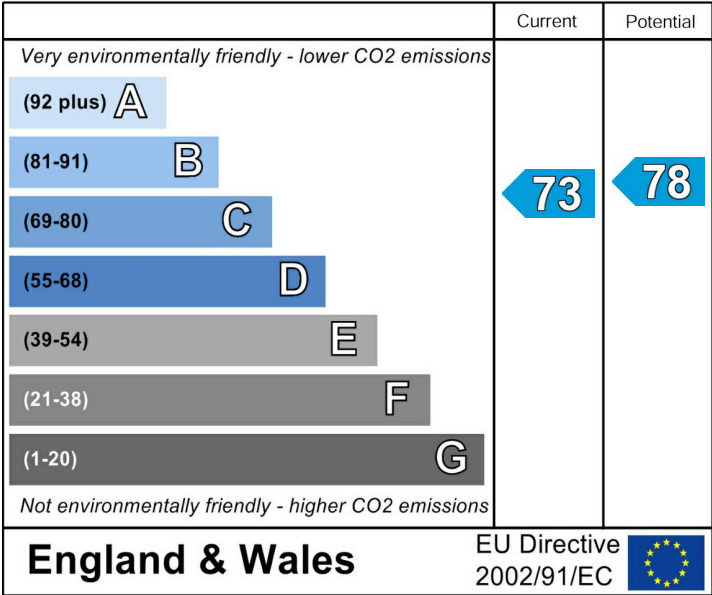
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## Energy Efficiency Rating



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



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