

## 4 Bed House - Detached

15 Nether Close, Duffield, Belper DE56 4DR

Price Guide £750,000 Freehold



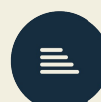
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- Stylish Four/Five Bedroom Detached Property Set In Popular Cul-de-Sac Location
- Ecclesbourne School Catchment Area
- Located off Hazelwood Road - Views Towards The Chevin & Beyond
- Living Room with Media Wall
- Study/Games Room/Bedroom Five
- Living Kitchen/Dining/Snug with Built-in appliances
- Four Bedrooms & Three Bathrooms
- Courtyard Paved Garden & Lawn Garden with Patio
- Generous Driveway - Easy Car Parking ( 6 Vehicles )
- Useful Workshop/Store

ECCLESBOURNE SCHOOL CATCHMENT AREA - Nestled in the charming cul-de-sac of Nether Close in Duffield, this four/five-bedroom detached house offers a perfect blend of modern living and serene surroundings. This property is designed for both comfort and functionality, making it an ideal family home or persons wanting to downsize.

The heart of the home is the inviting living kitchen/dining/snug area, which is equipped with built-in appliances, making it a delightful space for family gatherings. Additionally, the versatile study/games room can easily serve as a fifth bedroom, catering to your family's needs.

Outside, you will find a landscaped courtyard paved garden and a lawn garden complete with a patio, perfect for enjoying sunny days and hosting outdoor gatherings.

Parking is a breeze with a generous driveway that accommodates up to six vehicles, complemented by a useful workshop/store for all your storage needs.

The location offers stunning views towards The Chevin, enhancing the appeal of this delightful home and countryside walks.

#### 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 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

## Entrance Hall

13'6" x 9'9" x 8'9" x 3'4" (4.12 x 2.98 x 2.69 x 1.04)

With entrance door with chrome fittings with side double glazed obscure windows, spotlights to ceiling, radiator with inset mirror, staircase with chrome handrail leading to first floor, additional staircase with matching chrome handrail leading to first floor and double glazed window to front.



## Storage Cupboard

3'8" x 3'3" (1.13 x 1.01)

Providing storage with light and internal oak veneer door with chrome fittings.

## Living Room

13'10" x 11'2" (4.24 x 3.42)

With attractive media wall with a good range of storage cupboards, radiator, far-reaching views towards The Chevin to the front, double glazed window and internal oak veneer door with chrome fittings.



## Study/Games Room/Bedroom Five

13'4" x 7'3" (4.07 x 2.21)

With radiator double glazed French doors opening on to Indian stone patio/terrace area and internal oak veneer door with chrome fittings.



## Living Kitchen/Dining/Snug

26'4" x 16'9" (8.05 x 5.13)



## Snug Area

With spotlights to ceiling, radiator, double glazed French doors opening onto Indian stone patio/terrace area and open space leading to kitchen area and dining area.



## Dining Area

With radiator, spotlights to ceiling, generous sized double glazed window to front with far-reaching views towards The Chevin and beyond, double glazed French doors opening on to garden and open space leading to kitchen area and snug area.



## Kitchen Area

With one and a half sink unit with mixer tap, wall and base fitted units with matching worktops, kitchen island providing storage with drawers underneath, built-in four ring induction hob with extractor hood over, built-in double electric fan assisted oven, integrated dishwasher, integrated fridge/freezer, spotlights to ceiling, double glazed window overlooking garden, open space leading to snug area and open space leading to dining area.



## Utility

8'0" x 7'0" (2.44 x 2.14)

With single stainless steel sink unit with mixer tap, wall and base units with matching worktops, style splashbacks, plumbing for automatic washing machine, space for tumble dryer, radiator, extractor fan, double glazed door opening onto Indian stone patio/terrace area, concealed central heating boiler and internal oak veneer door with chrome fittings.



## Built-In Storage Cupboard

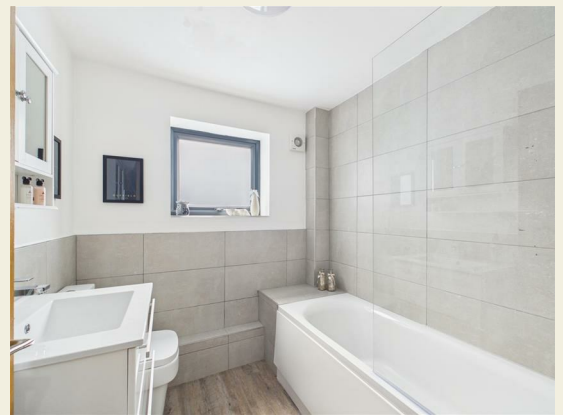
6'2" x 2'11" (1.89 x 0.89)

With radiator, smoke alarm and spotlights to ceiling.

## Family Bathroom

6'10" x 6'7" (2.10 x 2.02 )

With bath with chrome fittings and electric shower over with shower screen door, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, tile splashbacks, heated chrome towel rail/radiator, extractor fan, double glazed window to side and internal oak veneer door with chrome fittings.



## First Floor Landing

8'6" x 7'4" x 6'6" x 3'11" (2.60 x 2.25 x 1.99 x 1.20)

With spotlights to ceiling, smoke alarm and radiator.

## Bedroom One

13'6" x 9'8" (4.14 x 2.97)

With built-in wardrobes with sliding doors, far-reaching views towards The Chevin and beyond, feature wallpaper wall, two radiators, double glazed French doors with glass Juliet style balcony to front and internal oak veneer door with chrome fittings.



## En-Suite

6'4" x 5'8" (1.95 x 1.73)

With corner shower cubicle with chrome shower, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, tile splashbacks, extractor fan, heated chrome towel rail/radiator, double glazed Velux window to side and internal oak veneer door with chrome fittings.



## Bedroom Two

16'2" x 13'2" (4.93 x 4.03)

With wardrobe included in the sale, spotlights to ceiling, radiator, far-reaching views towards The Chevin to the front, double glazed window and internal oak veneer door with chrome fittings.



## Bedroom Three

14'3" x 10'9" (4.36 x 3.28)

With radiator, double glazed window with fitted blind with aspect to rear and internal oak veneer door.



## Bedroom Four

8'0" x 7'6" (2.46 x 2.30)

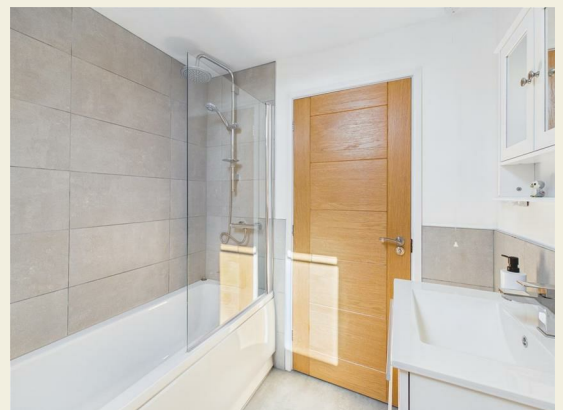
With radiator, spotlights to ceiling, internal door giving access to landing, far-reaching views to front, double glazed window and internal oak veneer door with chrome fittings.



## Family Bathroom

6'6" x 6'4" (1.99 x 1.95)

With bath with chrome fittings with chrome shower over and shower screen door, fitted wash basin with chrome fittings and fitted base cupboard underneath, low level WC, tile splashbacks, extractor fan, heated chrome towel rail/radiator, double glazed Velux window to side and internal oak veneer door with chrome fittings.



### Landing Area

6'6" x 3'11" (1.99 x 1.20)

With radiator, storage into eaves, spotlights to ceiling, smoke alarm, double glazed window to front and far-reaching views towards The Chevin.

### Separate WC

4'0" x 3'4" (1.23 x 1.03)

With low level WC, fitted wash basin with chrome fittings with fitted base cupboard underneath, extractor fan, spotlights to ceiling, heated chrome towel rail/radiator, double glazed style Velux window to rear and internal oak veneer door with chrome fittings.



### Courtyard Garden

To the rear of the property is an Indian stone patio/terrace area complemented by stone and brick walling, providing a pleasant sitting out and entertaining space.



## Garden

The property enjoys a lawn garden with Indian stone patio/terrace area providing a pleasant sitting out and entertaining a space complemented by a private hedgerow.



## Side Access/Bin Store

With Indian stone paving, side access gate and outside lights.

## Generous Driveway

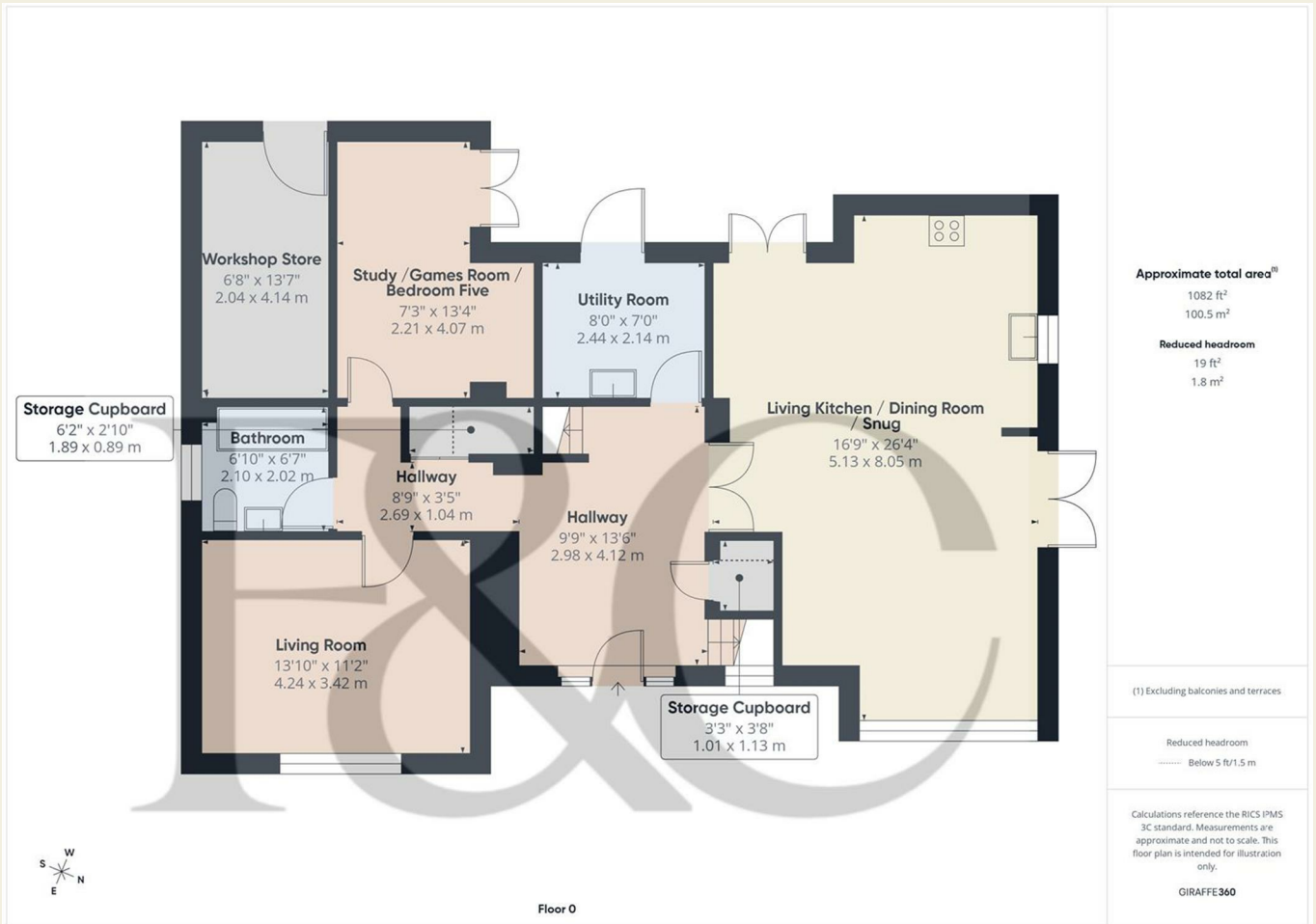
A double width tarmac driveway with block paved edges provides car standing spaces for six vehicles and also has power connected for electric gates if desired.



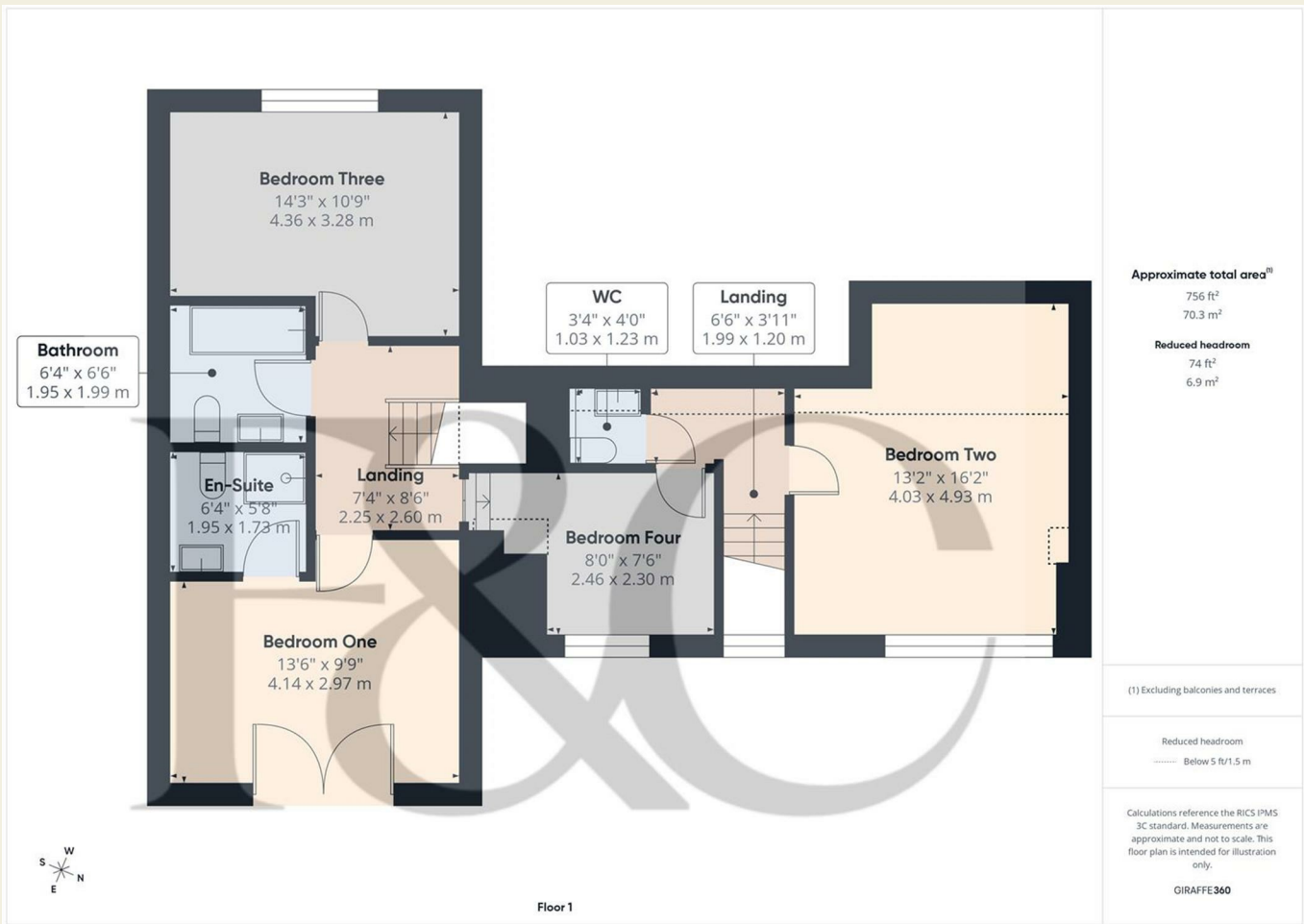
## Workshop/Store

13'6" x 6'8" (4.14 x 2.04)

With power, lighting and rear access door.



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### Energy Efficiency Rating

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

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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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