



4 Bed House - Detached

74 Derby Road, Duffield, Belper DE56 4FL

Price £725,000 Freehold



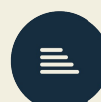
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Fletcher
& Company

www.fletcherandcompany.co.uk

- Stylish Three Storey Detached Home - Perfect Blend of Modern Living and Comfort
- Ecclesbourne School Catchment Area
- Lounge with Log Burner
- Living Kitchen/Dining Room/Snug with Bi-Folding Doors to Garden
- Utility Room & Cloakroom
- Four Double Bedrooms - Dressing Room - Two Bathrooms
- Sunny Landscaped Garden - Attractive Patio and Paving - Plus Sun Balcony
- Block Paved Driveway
- Double Garage with Electric Doors & Wallbox EV Charger
- Built 2022 - 10 Year Warranty

ECCLESBOURNE SCHOOL CATCHMENT AREA - This stylish four-bedroom detached home with double garage offers a perfect blend of modern living and comfort.

Burley View - Private Road

Burley View is a select development of fifteen, four and five bed roomed prestigious family homes, situated in Duffield Village within the district of Amber Valley.

Burley View is positioned just a short walk from Duffield Village centre offering a variety of leisure, entertainment and social facilities, a few minutes drive from Derbyshire's Peak District National Park and five miles north of the vibrant city centre of Derby. Burley View also provides excellent road connections to the A52, A38 and M1.

The homes are located within walking distance of William Gilbert and Duffield Meadows primary schools and the coveted Ecclesbourne Secondary School.

Duffield

The village of Duffield provides an excellent range of amenities including shops, post office, library, historic St Alkmund's Church and a selection of good restaurants. The village has excellent medical and educational facilities both at primary and secondary level (Ecclesbourne Secondary School). There is a regular bus service along the A6 between Derby and Belper. Also 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

Storm Porch

With pillar, paved pathway and entrance door with side double glazed window with fitted blind.

Entrance Hall

19'2" x 6'8" (5.86 x 2.05)

With tile flooring, deep skirting boards and architraves, high ceiling, radiator and feature staircase with glass balustrade leading to first floor.



Cloakroom

4'10" x 4'8" (1.49 x 1.44)

With low level WC, pedestal wash handbasin, tile splashbacks, tile flooring, radiator, spotlights to ceiling, extractor fan and internal oak veneer door with chrome fittings.

Storage Cupboard

9'1" x 3'1" (2.79 x 0.94)

With tile flooring, light and internal oak veneer door with chrome fittings.

Lounge

18'6" x 15'1" (5.65 x 4.61)

With feature log burning stove with raised stone hearth, radiator, deep skirting boards and architraves, high ceiling, double glazed window to front with internal plantation shutters, double glazed window to side with fitted blind and internal oak veneer door with chrome fittings.



Living Kitchen/Dining Room/Snug

25'9" x 14'11" (7.86 x 4.56)



Dining/Snug Area

With tile flooring, deep skirting boards and architraves, high ceiling, spotlights to ceiling, radiator and double glazed French doors opening onto sun patio and landscaped gardens.



Kitchen Area

With fitted kitchen island incorporating one and a half sink unit with mixer tap and fitted storage cupboards underneath, including Neff integrated dishwasher, concealed recycling bins and attractive fitted worktops, a further range of wall and base fitted units again with matching worktops and incorporating a four ring Neff induction hob with concealed extractor hood, built-in Neff combination microwave oven, built-in Neff electric fan assisted oven, integrated Neff fridge/freezer, matching tile flooring, deep skirting boards and architraves, high ceiling, spotlights to ceiling, open space leading to dining/snug area, integral oak veneer door with chrome fittings opening to utility room, radiator and featured double glazed bi folding doors opening onto sun patio and landscaped gardens.



Utility Room

10'0" x 5'10" (3.06 x 1.80)

With single stainless steel sink unit with mixer tap, wall and base fitted units with fitted worktops, matching tile flooring, deep skirting boards and architraves, high ceiling, radiator, concealed central heating boiler, extractor fan, bespoke fitted shelving and double glazed side access door.

First Floor Landing

18'7" x 9'11" (5.67 x 3.04)

With radiator, deep skirting boards and architraves, high ceiling, double glazed window to side with fitted blind, double glazed Velux style window to front, additional built-in storage cupboard with double opening oak veneer doors with chrome fittings, built-in boiler cupboard and continuation of the attractive staircase with glass balustrade leading to the second floor.

Double Bedroom Two

16'2" x 13'4" (4.95 x 4.08)

With radiator, deep skirting boards and architraves, high ceiling, double glazed window to side, feature double glazed bi folding doors opening onto sun balcony and internal oak veneer door with chrome fittings.



Sun Balcony

15'2" x 4'5" (4.64 x 1.35)

With composite decked floor, glass balustrade and enjoying a warm westerly aspect.

Double Bedroom Three

15'1" x 10'10" (4.62 x 3.31)

With deep skirting boards and architraves, high ceiling, radiator, double glazed window to front with internal plantation shutter blinds and internal oak veneer door with chrome fittings.



Double Bedroom Four

12'1" x 9'1" (3.70 x 2.79)

With deep skirting boards and architraves, high ceiling, radiator, double glazed window with fitted blind to rear and internal oak veneer door with chrome fittings.



Family Bathroom

10'9" x 7'8" (3.30 x 2.36)

With bath with chrome fittings, fitted wash basin with chrome fittings, low level WC, double shower cubicle with chrome fittings including shower, tile flooring, tile splashbacks, high ceiling, spotlights to ceiling, heated chrome towel rail/radiator, extractor fan, double glazed obscure window to side and internal oak veneer door with chrome fittings.



Second Floor Landing/Study Area

7'10" x 9'10" (2.40 x 3.02)

With radiator, spotlights to ceiling, double glazed Velux style window to rear and built-in storage cupboard.



Double Bedroom One

17'8" x 10'7" (5.40 x 3.23)

With feature character ceiling, deep skirting boards and architraves, radiator, feature triangular shaped double glazed window with internal plantation shutter blinds with aspect to rear and internal oak veneer door with chrome fittings.



Dressing Room

7'4" x 4'2" (2.26 x 1.29)

With deep skirting boards and architraves, high ceiling, spotlights to ceiling, fitted wardrobes with sliding doors, a range of fitted drawers, radiator and internal oak veneer door with chrome fittings opening into spacious en-suite bathroom.



En-Suite Bathroom

10'5" x 9'6" (3.18 x 2.90)

With bath with chrome fittings, two matching fitted wash basins both having chrome fittings and fitted base cupboards underneath, low level WC, walk-in double shower with chrome fittings including shower, tiled walls with matching tile flooring, feature character ceilings, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator, double glaze Velux window and internal oak veneer door with chrome fittings.



Front Garden

The property is set back from the pavement edge behind a lawn fore-garden with brick wall, Laurel hedgerow and pathway leading to the storm porch and entrance door.



Rear Garden

To the rear of the property is a lovely, landscaped, westerly facing, enclosed rear garden laid to lawn with attractive, spacious patio/terrace area providing a pleasant to sitting out and entertaining space complemented with lawned areas with raised, well-stocked flower beds with sleepers. Rear access gate giving access to driveway.



Driveway

To the rear of the property is a double width block paved driveway providing car standing spaces for two vehicles.

Double Garage

20'4" x 19'7" (6.22 x 5.99)

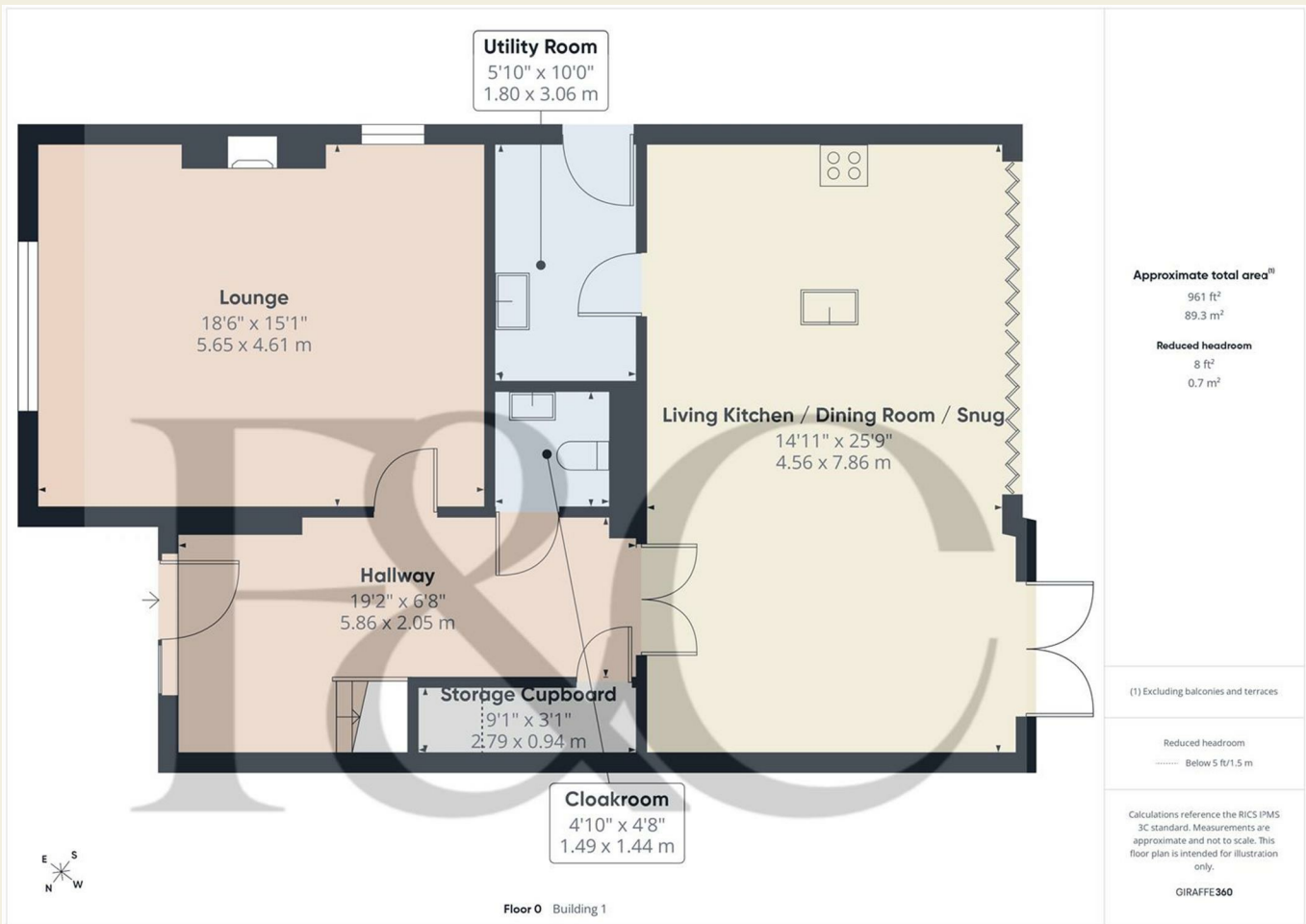
With concrete floor, power, lighting, side personnel door and electric up and over front door. Wallbox EV charger conveniently fitted inside the garage. This is accessible for charging a vehicle either inside the garage or on the driveway while offering maximum security.



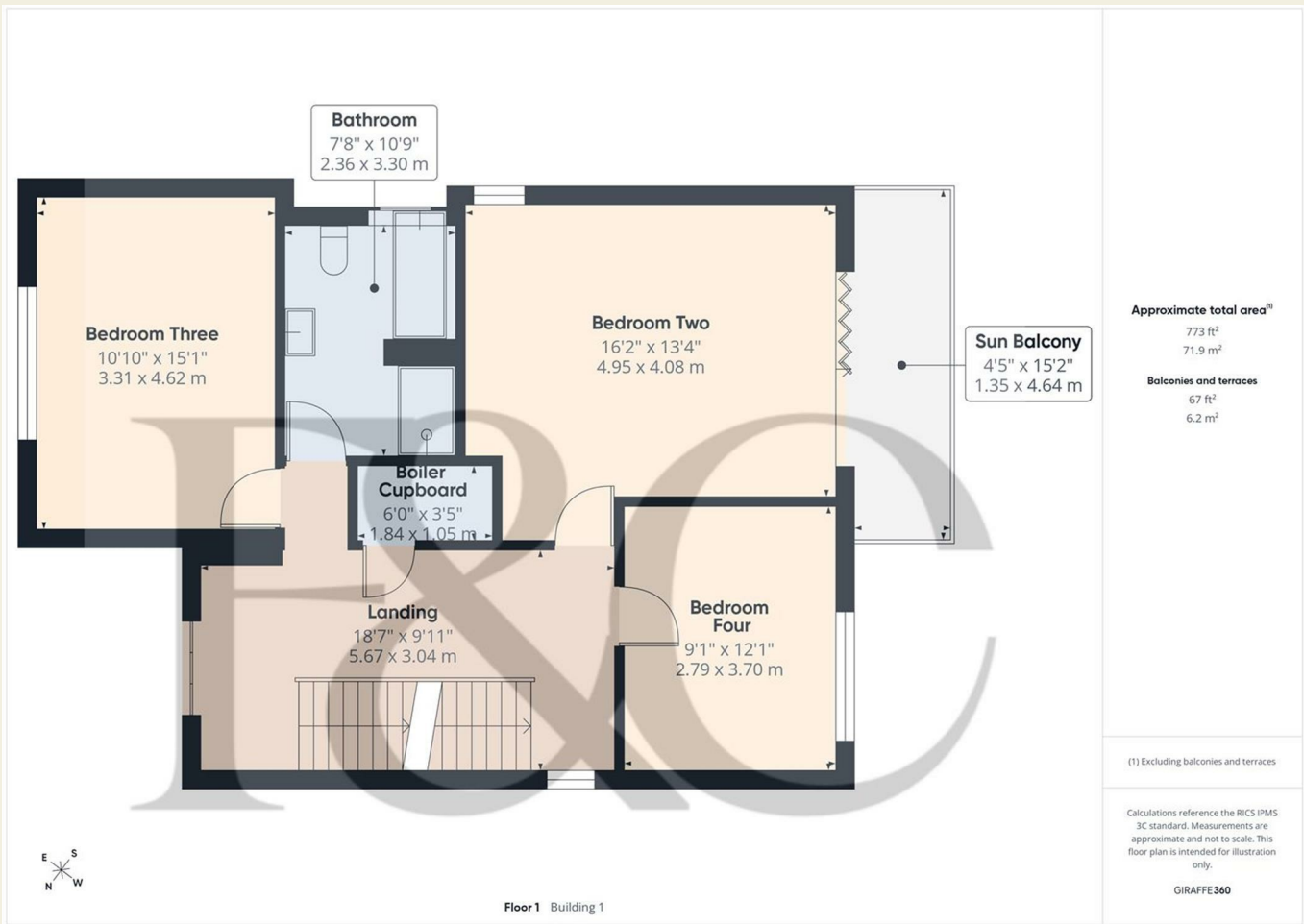
Service Charge

Monthly fee of £12. Company is Wallbox

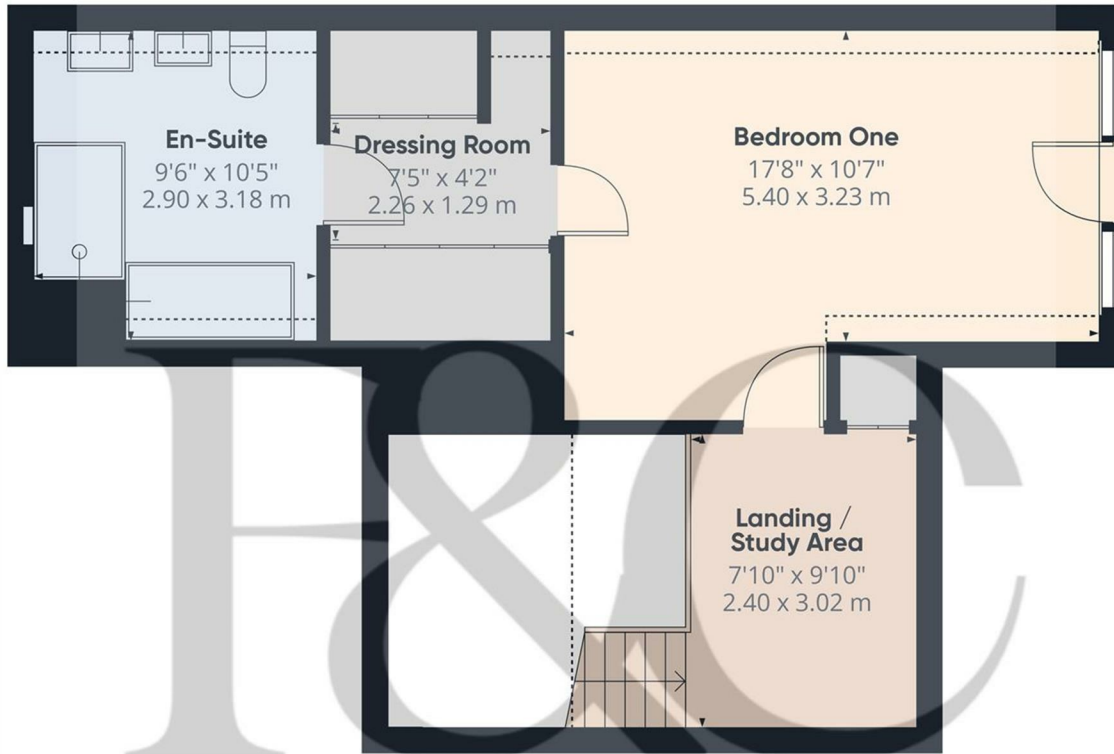
Council Tax Band G



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Floor 2 Building 1

Approximate total area⁽¹⁾
 465 ft²
 43.1 m²

Reduced headroom
 32 ft²
 3 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

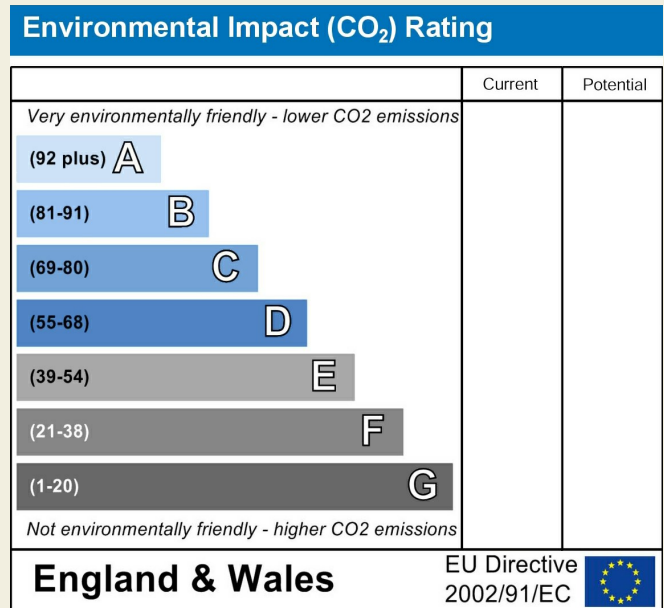
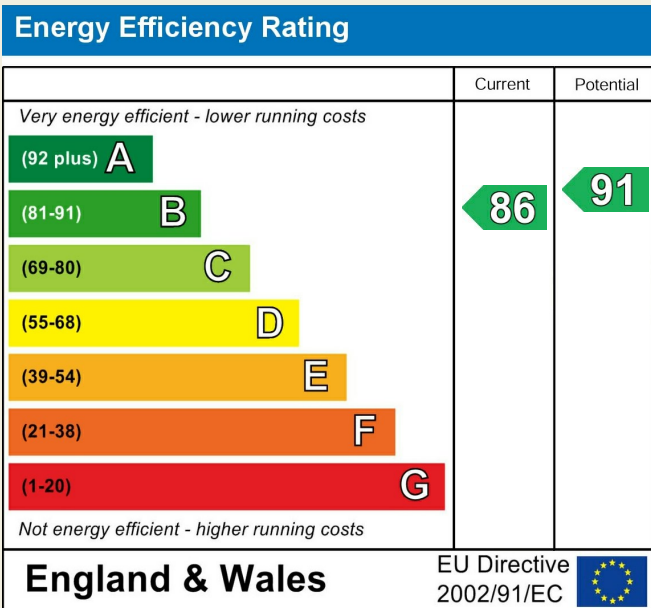
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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