



## 5 Bed House - Detached

65 Park Road, Duffield, Belper DE56 4GR  
Offers Around £585,000 Freehold



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**Fletcher**  
& Company

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- Spacious Five-Bedroom Detached Family Home
- Ecclesbourne School Catchment Area
- Superb Open-Plan Kitchen-Dining-Music-Family Room
- Separate Lounge With Feature Fireplace
- Five Bedrooms with En-suite & Spacious Family Bathroom
- Utility Room - Ground Floor Cloakroom - First Floor Laundry Area
- Generous Enclosed Gardens
- Block Paved Driveway & Garage/Store
- Walking Distance to Meadows Primary School & Ecclesbourne School
- Easy Access to Duffield Village Amenities & Open Countryside

ECCLESBOURNE SCHOOL CATCHMENT AREA - A spacious and well-presented five-bedroom detached family home, occupying a sought-after position in the heart of Duffield. The property features a superb open-plan kitchen, dining, music and family room.

#### The Location

The village of Duffield is extremely sought after with an excellent range of amenities including a varied selection of shops and schools including The Meadows and William Gilbert Primary Schools and the noted Ecclesbourne Secondary School. There is a regular train service to Derby City Centre which lies some five miles to the south of the village. The thriving market town of Belper is situated three 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, football, cricket and 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.

#### Accommodation

##### Porch

3'10" x 2'11" (1.18 x 0.90)

Entrance door leading into the property.

##### Entrance Hallway

14'2" x 3'6" (4.34 x 1.08)

Radiator, under-stairs storage cupboard, and staircase rising to the first floor.

##### Cloakroom

6'2" x 2'11" (1.88 x 0.91)

Fitted with a low-level WC, wash hand basin with tiled splash back, radiator, double-glazed circular leaded window, and internal panelled door with chrome fittings.

## Lounge

14'10" x 11'3" (4.53 x 3.44)

Feature fireplace incorporating a living flame gas fire with raised hearth, radiator, wall lights, double-glazed window to the front elevation, and internal panelled door with chrome fittings.



## Open-Plan Kitchen/Dining/Music/Family Room

27'5" x 24'0" (8.36 x 7.34)



### Kitchen Area

Fitted with a one-and-a-half bowl stainless steel sink with mixer tap, a range of wall and base units with matching black granite worktops, and a continuation of the worktop forming a useful breakfast bar area. Integrated appliances include a NEFF five-ring gas hob with stainless steel extractor hood over, NEFF combination microwave oven, Zanussi electric fan-assisted oven, and integrated dishwasher. Wood flooring, spotlights, and double-glazed side access door.



### Dining Area

Matching wood flooring, radiator, spotlights, and double-glazed window with fitted blind.



### Family Area

Wood flooring, radiator, spotlights, double-glazed window to the rear elevation, and double-glazed doors opening onto the raised patio.



### Music Area

Wood flooring, radiator, and spotlights.



### Utility Room

8'0" x 5'2" (2.44 x 1.58)

Space and plumbing for a washing machine, space for a tumble dryer, fitted worktop, radiator, and double-glazed window to the side elevation.

### First Floor Landing

Radiator and double-glazed side window.

## Bedroom One

13'0" x 11'4" (3.98 x 3.46)

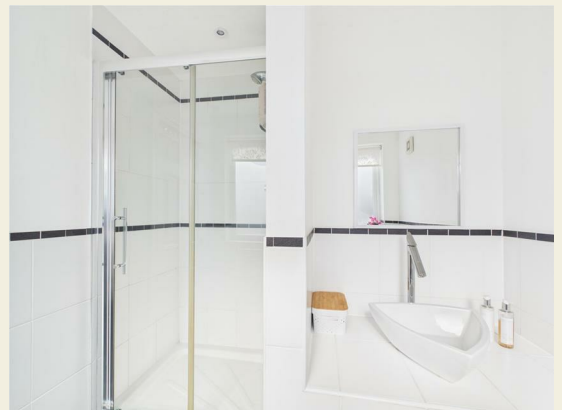
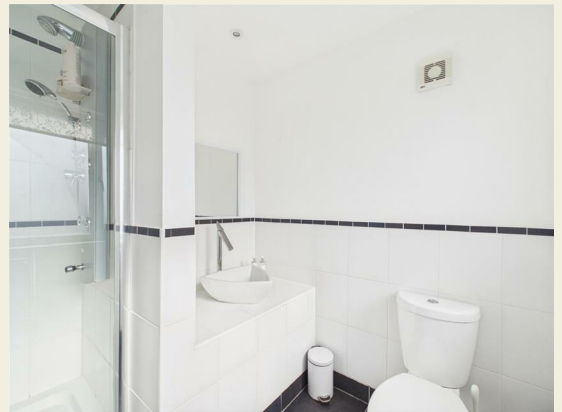
Double-glazed window to the front elevation, radiator, spotlights, fitted wardrobe included within the sale, and internal panelled door with chrome fittings.



## En-Suite Shower Room

7'5" x 6'10" (2.28 x 2.09)

Fitted with a double shower cubicle, wash hand basin, low-level WC, tiled splashbacks, tiled flooring with underfloor heating, radiator, spotlights, extractor fan, double-glazed front window, and internal panelled door with chrome fittings.



## Bedroom Two

12'11" x 8'11" (3.95 x 2.73)

Radiator, double-glazed rear window, and internal panelled door with chrome fittings.



## Bedroom Three

9'11" x 9'4" (3.04 x 2.85)

Radiator, double-glazed rear window, and internal panelled door with chrome fittings.



### Bedroom Four

11'5" x 8'5" (3.48 x 2.59)

Radiator, double-glazed rear window, and internal panelled door with chrome fittings.



### Bedroom Five

10'4" x 8'1" (3.16 x 2.47)

Radiator, double-glazed front window, and internal panelled door with chrome fittings.



## Family Bathroom

10'3" x 8'11" (3.13 x 2.74)

Comprising a bath with chrome mixer tap and shower attachment, fitted wash hand basin with vanity cupboard beneath, low-level WC, and walk-in double shower with chrome fittings. Fully tiled walls, tiled flooring with underfloor heating, heated chrome towel radiator, spotlights, extractor fan, large fitted mirror, two double-glazed Velux roof windows, and internal panelled door with chrome fittings.



## Laundry Room

7'1" x 4'2" (2.16 x 1.29)

Housing the combination boiler and providing plumbing for a washing machine.

## Loft Space One

Accessed via a loft ladder, boarded for storage and fitted with lighting.

## Loft Space Two

Accessed via a loft ladder, boarded and carpeted for storage, fitted with lighting, and benefiting from a rear-facing window.

## Front Garden

The property is set back from the pavement behind a low-maintenance front garden with two ornamental trees.



## Rear Garden

A generous size rear garden with raised patio, shaped lawns and enclosed by fencing.



## Driveway

A double-width block-paved driveway providing off-road parking for two to three vehicles.



## Garage/Store

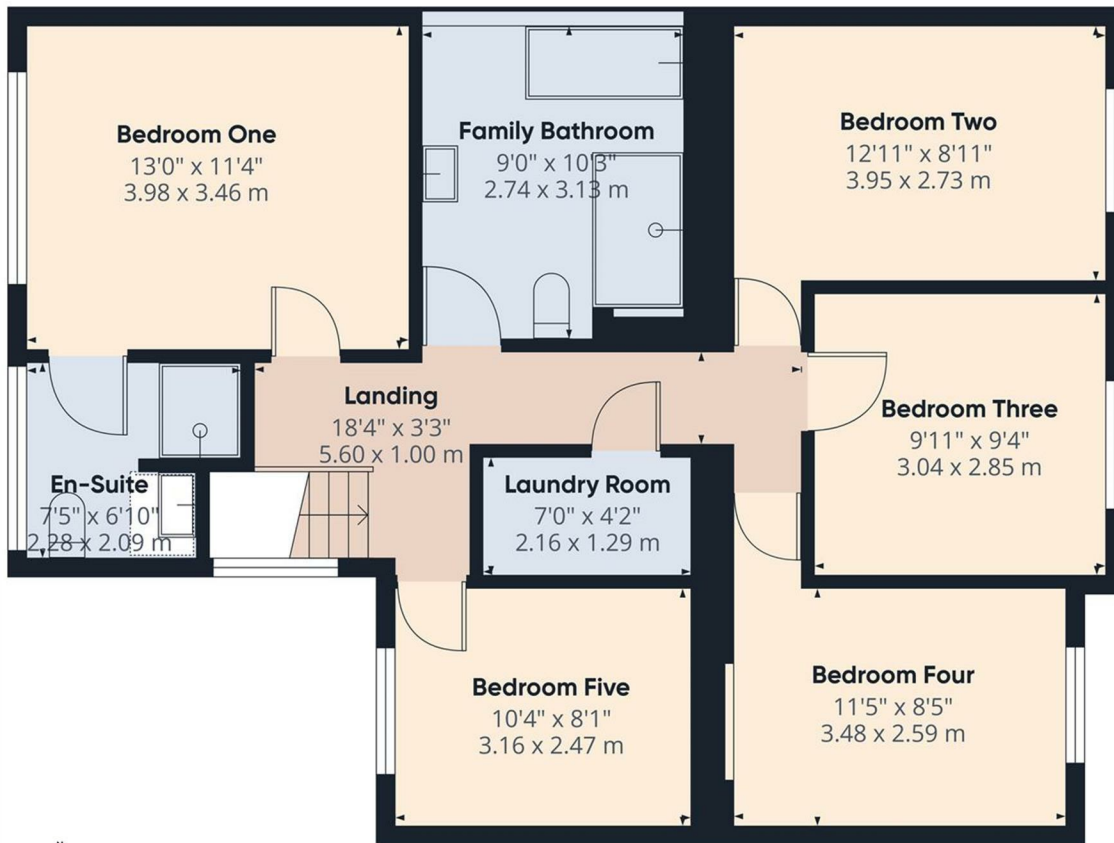
11'4" x 8'3" (3.46 x 2.53)

With power, lighting, cold water tap, side window, and up-and-over garage door.

Council Tax Band F



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Approximate total area<sup>(1)</sup>  
811 ft<sup>2</sup>  
75.3 m<sup>2</sup>

(1) Excluding balconies and terraces

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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Floor 1

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Approximate total area<sup>(1)</sup>  
1862 ft<sup>2</sup>  
173 m<sup>2</sup>

Reduced headroom  
8 ft<sup>2</sup>  
0.8 m<sup>2</sup>



(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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
	<b>67</b>	<b>76</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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