



5 Bed House - Semi-Detached

7 Avenue Road, Duffield, Belper DE56 4DW

Price £795,000 Freehold



Fletcher
& Company

www.fletcherandcompany.co.uk

- Beautiful Edwardian Family Home
- Ecclesbourne School Catchment Area
- Lounge with Log Burning Stove
- Family Room with Log Burning Stone
- Stunning Living Kitchen/Dining Room
- Five Bedrooms & Two Bathrooms
- Lovely Private Gardens
- Double Width Block Paved Driveway
- Characterful Accommodation
- Extremely Well Appointed Throughout - Viewing Essential

ECCLESBOURNE SCHOOL CATCHMENT AREA - Beautiful five bedroom Edwardian family home located in this extremely sought after position close to Chevin Golf Course and walking distance to Duffield Village amenities.

The Location

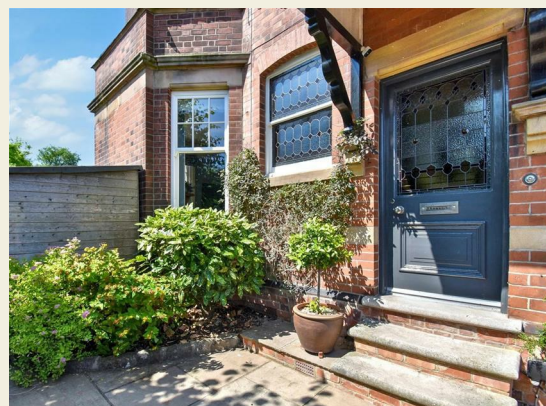
The village of Duffield provides an excellent range of amenities including a varied selection of shops, post office, library, historic St Alkmund's Church and a selection of good restaurants, medical facilities and schools including The Meadows, William Gilbert Primary Schools and The Ecclesbourne Secondary 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

Storm Porch

With outside light and half glazed door with stained glass and leaded finish opening into porch.



Porch

4'11" x 4'3" (1.52 x 1.32)

With inset door mat, Minton style flooring, shoe cupboard, deep skirting boards and architraves, high ceiling, coving to ceiling and open space leading into hallway.



Hallway

19'4" x 4'11" (5.90 x 1.51)

With herringbone style Karndean flooring, panelling to walls, deep skirting boards and architraves, high ceiling, coving to ceiling, staircase leading to first floor with attractive balustrade, period archway, door with access to cellar, column style radiator, fitted seat and sash stained glass window with leaded finish.



Cellar

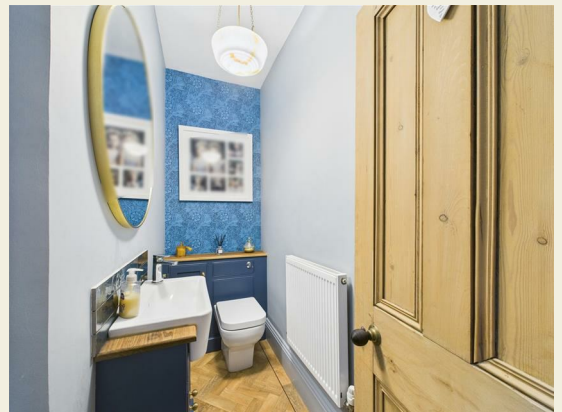
9'7" x 9'3" (2.93 x 2.83)

Providing storage with light.

Cloakroom

7'8" x 3'1" (2.36 x 0.94)

With low level WC, fitted wash basin with chrome fittings with fitted base cupboard underneath, matching herringbone style Karndean flooring, radiator, deep skirting boards and architraves, high ceiling and internal stripped panelled door.



Lounge

15'4" x 13'11" (4.69 x 4.26)

With chimney breast with charming characterful fireplace incorporating log burning stove with raised stone hearth, deep skirting boards and architraves, high ceiling, coving to ceiling with centre rose, picture rail, radiator, additional column style radiator, period open archway, bay window incorporating four double glazed sash style windows, additional double glazed sash style window to front, original servant's bells and internal stripped panelled door.



Family Room

17'4" x 12'4" (5.29 x 3.78)

With chimney breast with character full fireplace incorporating log burning stone with raised granite hearth, wood flooring, deep skirting boards and architraves, high ceiling, coving to ceiling with centre rose, picture rail, three radiators, servant's bell, three double glazed sash style windows and open archway leading into living kitchen/dining room.



Living Kitchen / Dining Room

28'4" x 10'11" (8.64 x 3.33)



Dining Area

With attractive panelling towards, deep skirting boards and architraves, high ceiling, coving to ceiling with centre rose, spotlights to ceiling, matching wood flooring, column style radiator, illuminated fitted Welsh dresser with glass shelving and glass cabinets, solid wood worktops, fitted base cupboards underneath, window seat with fitted base cupboard underneath, open archway leading back into family room and open space leading to kitchen area.



Kitchen Area

With Belfast style sink with chrome mixer tap, wall and base fitted units with attractive matching granite worktops, built-in Neff induction hob with stainless steel extractor hood over, built-in Neff electric fan assisted oven, built-in Neff combination oven (Samsung stainless steel American style fridge freezer with drinks dispenser negotiable on sale), integrated Hotpoint washing machine, integrated Bosch dishwasher, matching wood flooring with underfloor heating, deep skirting boards and architraves, high ceiling, coving to ceiling, spotlights to ceiling, double glazed window to side and double glazed French doors opening onto Indian stone patio and private rear garden.



Built-In Cupboard

3'5" x 2'7" (1.06 x 0.80)

Providing storage with fitted shelving, light and stripped panelled door.

First Floor Landing

23'10" x 3'5" (7.28 x 1.06)

With deep skirting boards and architraves, high ceiling, continuation of the staircase with attractive balustrade leading to second floor and sash stained glass window with leaded finish.



Double Bedroom One

15'0" x 10'6" (4.59 x 3.21)

With chimney breast incorporating feature display, Victorian style fireplace with tiled hearth, servant's bell, deep skirting boards and architraves, high ceiling, coving to ceiling with centre rose, picture rail, attractive fitted wardrobes with drawers and cupboards above (two matching chest of drawers negotiable on sale), radiator, double glazed sash style window to rear, stripped internal door giving access to family bathroom/shower room and additional stripped internal panelled door.



Double Bedroom Two

13'11" x 12'6" (4.26 x 3.83)

With chimney breast, deep skirting boards and architraves, high ceiling, coving to ceiling, servant's bell, radiator, pleasant views to front, two double glazed sash style windows and stripped internal panelled door.



Walk-In Cupboard

4'9" x 3'3" (1.47 x 1.00)

Providing storage with sealed unit double glazed sash style windows, coat hooks, shelving and stripped internal panelled door.

Continuation of First Floor Landing

14'11" x 5'10" (4.55 x 1.80)

With radiator, deep skirting boards and architraves, high ceiling and access to roof space.

Bedroom Three / Study

10'11" x 9'6" (3.33 x 2.92)

With built-in cupboard housing the high efficiency hot water cylinder, deep skirting boards and architraves, high ceiling, radiator, double glazed sash style window overlooking rear garden and stripped internal panelled door.



Family Bathroom / Shower Room

10'1" x 7'3" (3.08 x 2.23)

With walk-in double shower cubicle with chrome fittings including shower, fitted wash basin with chrome fittings and fitted base cupboard underneath, low level WC, tile splashbacks, wood effect flooring with underfloor heating, heated towel rail/radiator, deep skirting boards and architraves, high ceiling, spotlights to ceiling, extractor fan, two double glazed sash style windows with fitted blinds and stripped internal panelled door.



Second Floor Landing

16'7" x 5'10" (5.08 x 1.80)

With radiator, character ceiling, attractive balustrade, far-reaching views and double glazed window.

Double Bedroom Four

14'0" x 12'6" (4.29 x 3.82)

With chimney breast incorporating display cast iron period style Victorian fireplace, deep skirting boards and architraves, character ceiling, radiator, far-reaching views to front, double glazed window and stripped internal panelled door.



Double Bedroom Five

13'0" x 12'7" (3.97 x 3.86)

With deep skirting boards and architraves, character ceiling, access to roof space, double glazed window to rear unstripped internal panelled door.



Family Bathroom

12'4" x 5'6" (3.78 x 1.69)

With bath with chrome fittings, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, double shower cubicle with chrome fittings including shower, tile splashbacks, wood effect flooring, deep skirting boards, character ceilings, spotlights to ceiling, radiator, sealed unit double glazed skylight window to rear and stripped internal panelled door.



Front Garden

The property stands back from the pavement edge behind a lawned fore-garden with natural stone retaining wall with inset flower beds.

Rear Garden

Being of a major asset to the sale of this particular property it's its lovely, generous sized rear garden, that extends to the side of the property also. The garden is laid to lawn with a varied selection of shrubs, plants, trees and large Indian stone patio area providing a pleasant sitting out and entertaining space. At the top of the garden is a further sitting area with pergola.



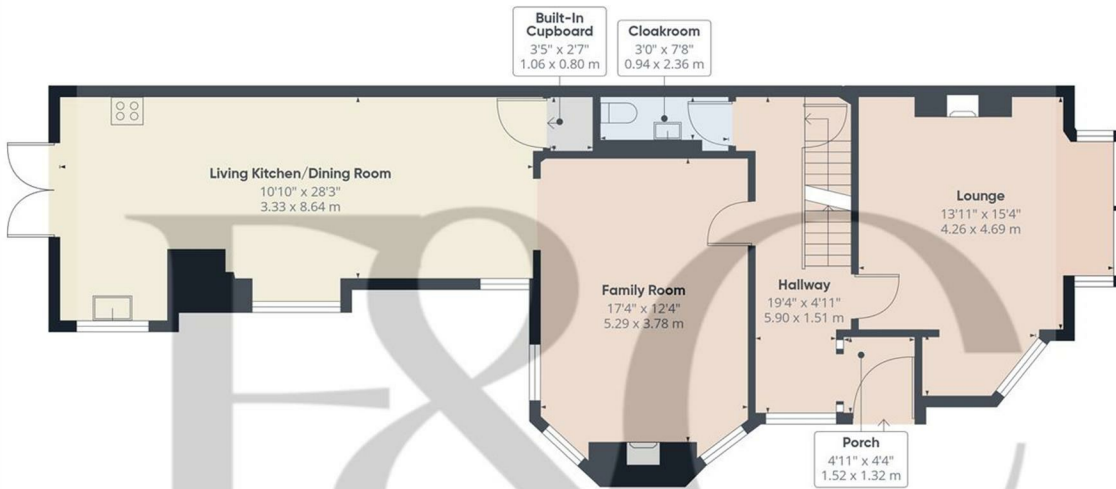
Driveway

A double width block paved driveway provides off-road car parking for two cars.

Special Note

Special note: the property offers potential for a further driveway or potential garage space (subject to planning permission) as the property benefits from two lowered kerb stones.

Council Tax Band F



Approximate total area^m
 913 ft²
 84.7 m²

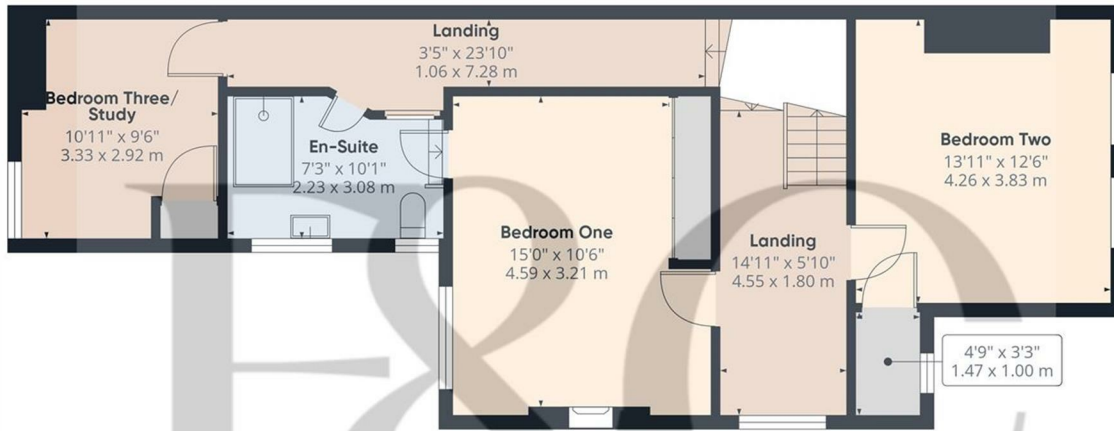
(1) Excluding balconies and terraces

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 0

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Approximate total area⁽¹⁾
700 ft²
65 m²

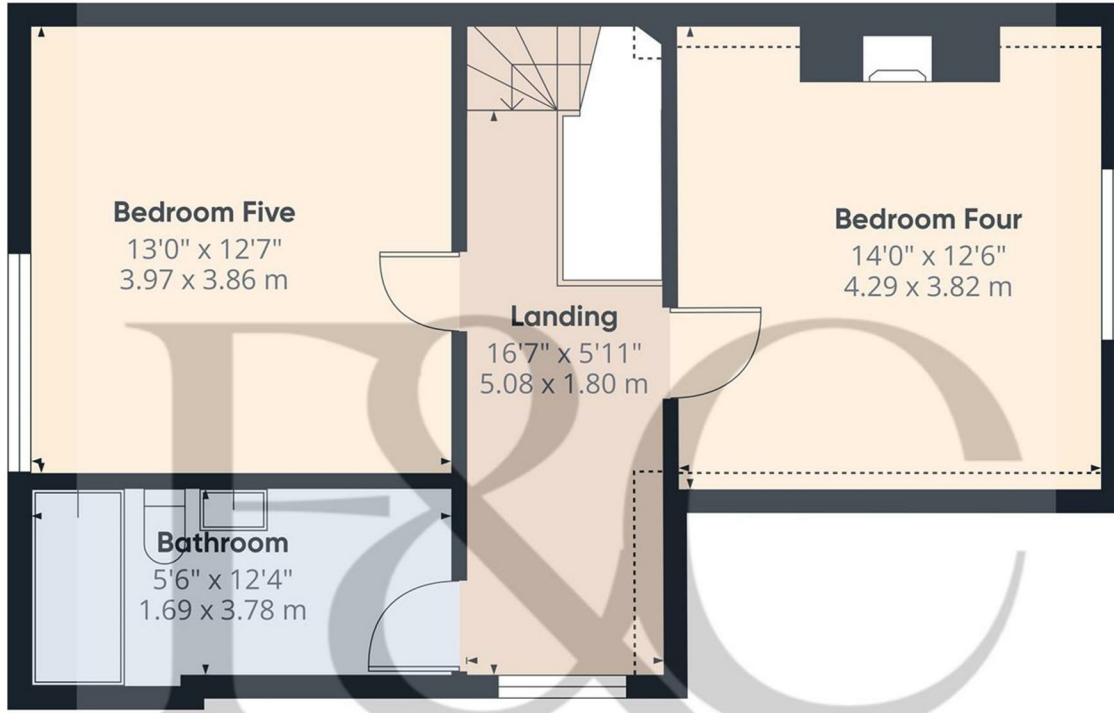
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Floor 1

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Floor 2

Approximate total area⁽¹⁾

488 ft²
45.3 m²

Reduced headroom

15 ft²
1.4 m²

(1) Excluding balconies and terraces

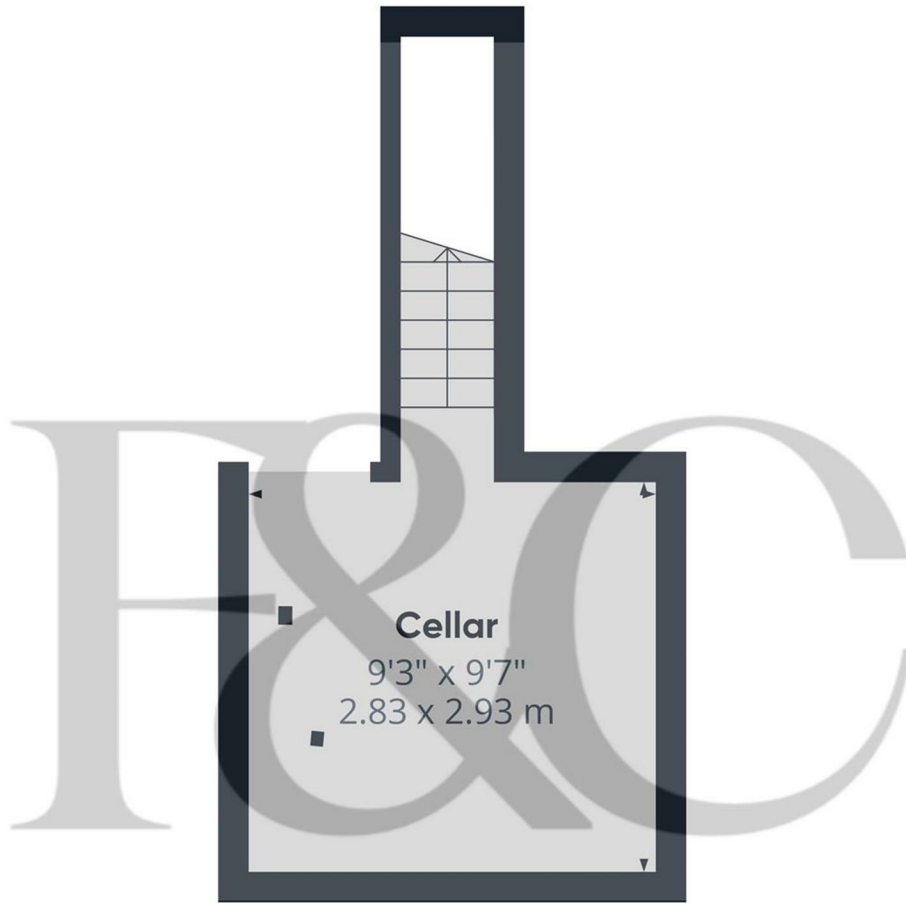
Reduced headroom

..... Below 5 ft/1.5 m

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Floor -1

Approximate total area¹⁾
115 ft²
10.7 m²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	65	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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