



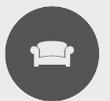
5 Bed House - Detached

24 Chestnut Close, Duffield, Belper DE56 4HD

Offers Over £600,000 Freehold



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- Family Detached Property
- Ecclesbourne School Catchment Area
- Prime Position in Duffield Village
- Gas Central Heating & Double Glazing
- Lounge, Family Room, Garden Room
- Large Kitchen/Dining Room, Utility
- Five Bedrooms
- En-Suite & Family Bathroom
- Front & Rear Gardens
- Large Driveway & Integral Garage

ECCLESBOURNE SCHOOL CATCHMENT AREA - A five bedroom, family detached property, located in a prime position, close to Duffield Village amenities.

The property stands well back from the pavement edge behind a lawned foregarden and a driveway leading to an integral garage.

It is constructed of brick beneath a pitch tiled roof with the front elevation having a double fronted appearance, revealed by matching double glazed windows.

The gas central heating and double glazed living accommodation briefly comprises on the ground floor, entrance hall with staircase leading to the first floor, cloakroom with WC, spacious lounge, family room, garden room, large living kitchen/dining room and utility room. The first floor landing leads to five bedrooms, en-suite and family bathroom.

To the rear of the property, there is an enclosed rear garden which is laid to lawn with patio, raised decking area and shed.

The Location

The property is within a few minutes walk to Duffield Village centre, Ecclesbourne School/William Gilbert/Meadows, regular bus services operate through the village centre and the railway station is on the door step.

The village itself provides an excellent range of amenities including a selection of shops, cafes, doctors, restaurants and public houses. Local recreational facilities within the village include squash, tennis, cricket, football, rugby 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.

The Accommodation

Ground Floor

Entrance Hall

Having double glazed entrance door with side double glazed window, radiator, solid wood flooring, staircase leading to the first floor and understairs storage cupboard.

Cloakroom

Fitted with WC, wash basin with base cupboard, tiled splashback, tiled effect flooring, double glazed obscure window and internal panelled door.

Spacious Lounge

23'10" x 11'10" (7.28 x 3.63)

With stone fireplace with surround, gas fire and hearth. Also having coving to ceiling, radiator, double glazed bow window with deep window sill and aspect to front, internal double glazed bi-folding doors opening into garden room and internal panelled door.



Family Room

11'6" x 9'9" (3.53 x 2.99)

Having solid wood flooring, radiator, coving to ceiling, double glazed window with aspect to front and internal panelled door.



Garden Room

12'6" x 8'9" (3.82 x 2.69)

With stone tiled floor, radiator, two double glazed Velux ceiling windows, double glazed bi-folding doors opening onto rear garden and internal double glazed bi-folding doors opening into open plan living kitchen/dining room.



Kitchen/Dining Room

21'11" x 20'6" (6.70 x 6.26)

Having 1 1/2 stainless steel sink with mixer tap, base units with drawer and cupboard fronts, wall and base fitted units with attractive matching black granite worktops, integrated dishwasher, integrated fridge, integrated freezer, Rangemaster cooker with extractor hood over, stone tiled flooring, four double glazed Velux ceiling windows, double glazed window to the rear, double glazed bi-folding doors opening into garden, radiator and double glazed side access door.



Utility

10'1" x 7'3" (3.09 x 2.23)

With stainless steel sink unit, wall and base units with matching worktops, plumbing for automatic washing machine, plumbing for dishwasher, stone tiled flooring, radiator, extractor fan, double glazed window overlooking the rear garden, concealed central heating boiler, integral door giving access to the garage and internal panelled door.

FIRST FLOOR

Landing

Having access to roof space.

Bedroom One

13'7" x 14'5" (4.16 x 4.41)

With fitted wardrobes, radiator, coving to ceiling, double glazed window with aspect to front and internal panelled door.

En-Suite

7'6" into recess x 4'5" (2.29 into recess x 1.37)

Fitted with separate shower cubicle with shower, fitted wash hand basin with fitted base cupboard beneath, low level WC, fully tiled walls, heated towel rail/radiator, double glazed obscure window and internal panelled door.

Bedroom Two

13'6" x 10'0" (4.12 x 3.05)

With radiator, double glazed window with aspect to front and internal panelled door.

Bedroom Three

10'2" x 10'0" (3.10 x 3.06)

Having radiator, double glazed window to rear and internal panelled door.

Bedroom Four

13'5" x 7'0" (4.09 x 2.14)

With built in storage cupboard, radiator, double glazed window to rear and internal panelled door.

Bedroom Five

8'11" x 6'5" (2.72 x 1.98)

With radiator, double glazed window to rear and internal panelled door.

Family Bathroom

9'3" x 8'11" (2.82 x 2.72)

Fitted with bath, fitted wash hand basin, low level WC, separate shower cubicle with electric shower, tiled splashbacks, tiled flooring, heated towel rail/radiator, double glazed obscure window to front and internal panelled door.



OUTSIDE

Front Garden

The property is set back from the pavement edge behind a lawned foregarden with flower beds.

Rear Garden

The garden is laid to lawn with paved patio, raised decking area and timber shed.

Driveway

A large tarmac driveway with block paved edges provides car standing space for approximately four/five cars.

Integral Garage

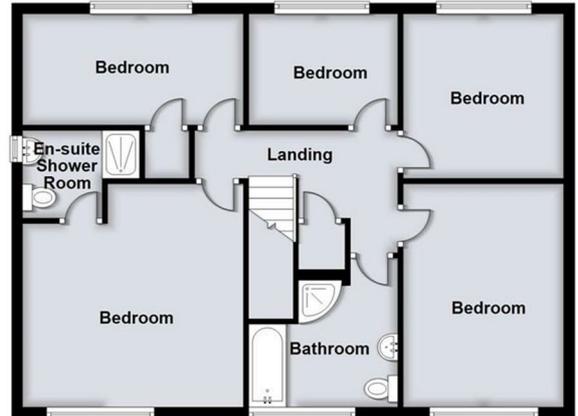
23'3" x 8'0" (7.11 x 2.46)

With up and over metal front door, power, lighting and rear door giving access to the property itself.

Ground Floor



First Floor



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>		
England & Wales	EU Directive 2002/91/EC	

81 84

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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