



## 6 Bed House - Semi-Detached

45 Avenue Road, Duffield, Belper DE56 4DW

Price £875,000 Freehold



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**Fletcher  
& Company**

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- Beautiful Spacious Victorian Family Home off Hazelwood Road
- Ecclesbourne School Catchment Area
- Sitting Room, Snug, Garden Room
- Living Kitchen/Dining Room/Family Room – Utility – Pantry
- Five/Six Bedrooms ( Bedroom Six/ Potential Bathroom 3 )
- Two Bathrooms
- Private Generous Garden
- Driveway & Bike Store
- Close To Chevin Golf Course & Duffield Village Amenities
- Delightful Countryside Walks

ECCLESBOURNE SCHOOL CATCHMENT AREA – Gorgeous Victorian Home – A Five/Six Bedroom Period Residence with Private Garden Located Just off Hazelwood Road.

### 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

##### Porch

9'0" x 2'11" (2.76 x 0.90)

With half glazed entrance door, single glazed windows, quarry tiled flooring and half glazed original door with stained glass and leaded finish opening into hallway.



##### Hallway

12'3" x 8'0" (3.74 x 2.44)

With deep skirting boards and architraves, high ceiling, coving to ceiling, original Minton tile flooring, column style radiator, internal single glazed window attractive staircase leading to first floor with balustrade.

### Sitting Room

13'10" x 13'1" (4.24 x 4.00)

With chimney breast with characterful fireplace with surrounds incorporating an open grate fire and raised slate hearth, deep skirting boards and architraves, high ceiling, coving to ceiling, picture rail, column style radiator, double glazed sash style windows to front with internal plantation shutters and internal stripped panelled door.



### Snug

13'11" x 13'2" (4.26 x 4.03)

With stone fireplace incorporating log burning stove with raised stone hearth, exposed wood floors, radiator, deep skirting boards and architraves, high ceiling, coving to ceiling, picture rail, internal French glazed doors opening into garden room and stripped internal panelled door.



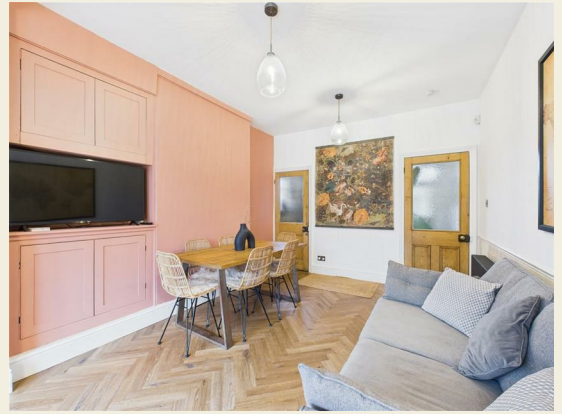
### Garden Room

14'7" x 11'10" (4.45 x 3.63)

With wood flooring, feature vaulted ceilings, two double glazed sash style windows, electric heater, double glazed French doors opening onto rear garden and internal stripped panelled door giving access to living kitchen/dining room.



## Living Kitchen/Dining Room/Family Room



### Dining/Family Room

19'2" x 10'11" (5.85 x 3.35)

With wood effect flooring, deep skirting boards and architraves, high ceiling, column style radiator, chimney breast with storage cupboards to the left hand side, double glazed sliding patio doors to private garden and open space leading to kitchen area.



### Walk-In Pantry

6'10" x 3'1" (2.10 x 0.96)

With shelving and sash style window.

### Kitchen Area

16'11" x 14'5" (5.16 x 4.40)

With Belfast style sink with mixer tap, wall and base fitted units with attractive matching quartz worktops, matching kitchen island again with matching quartz worktops and drawers underneath, matching wood effect flooring, vaulted ceiling incorporating three double glazed Velux style windows, two column style radiators, open space leading to dining/family room, double glazed sliding patio doors opening onto private garden, concealed worktop lights, range cooker with concealed extractor hood, integrated dishwasher, integrated fridge/freezer and wall mounted china display cabinet.



### Utility Room

5'3" x 5'1" (1.62 x 1.56)

With fitted worktop, shelving, plumbing for automatic washing machine, space for tumble dryer, electric towel rail/radiator, wood effect flooring, extractor fan and stripped internal panelled door giving access to shower room/cloakroom.

### Shower Room/Cloakroom

7'3" x 5'4" (2.22 x 1.65)

With separate shower cubicle with shower, fitted wash basin, low level WC, matching wood effect flooring, high ceiling, extractor fan, heated towel rail/radiator and double glazed Velux style window.



### Side Porch

4'10" x 3'7" (1.49 x 1.11)

With glazed door, quarry tiled flooring, coat hangers and half glazed door giving access to living kitchen/dining/family room.



### First Floor Landing

14'0" x 11'1" (4.27 x 3.38)

With deep skirting boards and architraves, high ceiling, coving to ceiling, double glazed sash window to side and staircase with attractive balustrade leading to second floor.

### Bedroom One

14'0" x 11'1" (4.27 x 3.38)

With chimney breast with attractive fitted wardrobes either side with cupboards above, deep skirting boards and architraves, high ceiling, coving to ceiling, picture rail, radiator, double glazed sash style window to rear with internal plantation shutters and stripped internal panelled door.



### Bedroom Two

13'10" x 11'1" (4.24 x 3.38)

With chimney breast with fitted wardrobes either side with cupboards above, deep skirting boards and architraves, high ceiling, coving to ceiling, picture, radiator, panelling to wall, feature wallpaper, two matching double glazed sash style windows to front with internal plantation shutters and stripped internal panelled door.



### Bedroom Three

12'5" x 10'5" (3.79 x 3.19)

With chimney breast with character built-in wardrobes/cupboards with stripped doors either side and also incorporating fireplace alcove, deep skirting boards and architraves, high ceiling, radiator, double glazed sash window to rear with internal plantation shutters and stripped internal panelled door.



### Family Bathroom

11'4" x 3'6" (3.47 x 1.09)

With bath with chrome fittings with chrome shower over with shower screen door, fitted wash basin with fitted base cupboard underneath, low level WC, tile splashbacks, tile flooring, deep skirting boards and architraves, high ceiling, heated chrome towel rail/radiator, double glazed sash style window to front, double glazed sash style window to side and stripped internal panelled door.



### Second Floor Landing

8'2" x 6'5" (2.51 x 1.97)

With attractive balustrade, double glazed sash style window to side and far-reaching views.

### Bedroom Four

13'8" x 13'1" (4.19 x 4.01)

With chimney breast with decorative cast iron period style fireplace, deep skirting boards and architraves, high ceiling, radiator, far-reaching views to rear, two matching double glazed sash style windows and stripped internal panelled door.



### Bedroom Five

13'8" x 13'0" (4.19 x 3.97)

With cast iron decorative display period style fireplace, deep skirting boards and architraves, high ceiling, two decorative beams, radiator, double glazed sash style window to front, far-reaching views and stripped internal panelled door.



### Bedroom Six (Potential Family Bathroom)

11'1" x 8'5" (3.39 x 2.58)

With beam to ceiling, double glazed sash style window to side, far-reaching views and stripped internal panelled door.

### Front Garden

The property is set back from the pavement edge behind a well-stocked fore-garden with natural stone walling. The fore-garden has a loaned area with a varied selection of shrubs, plants and pathway leading to the entrance door.

### Rear Garden

Being of a major asset to the sale of this particular property is it's generous sized rear garden enjoying a south facing aspect. The garden is mainly laid to lawn with a varied selection of shrubs, plants, trees, patio and four garden timber sheds.



### Driveway

To the side of the property is a driveway providing car standing spaces.

### Bike Store

8'4" x 3'10" (2.56 x 1.19)

With radiator, central heating boiler and double opening front doors.

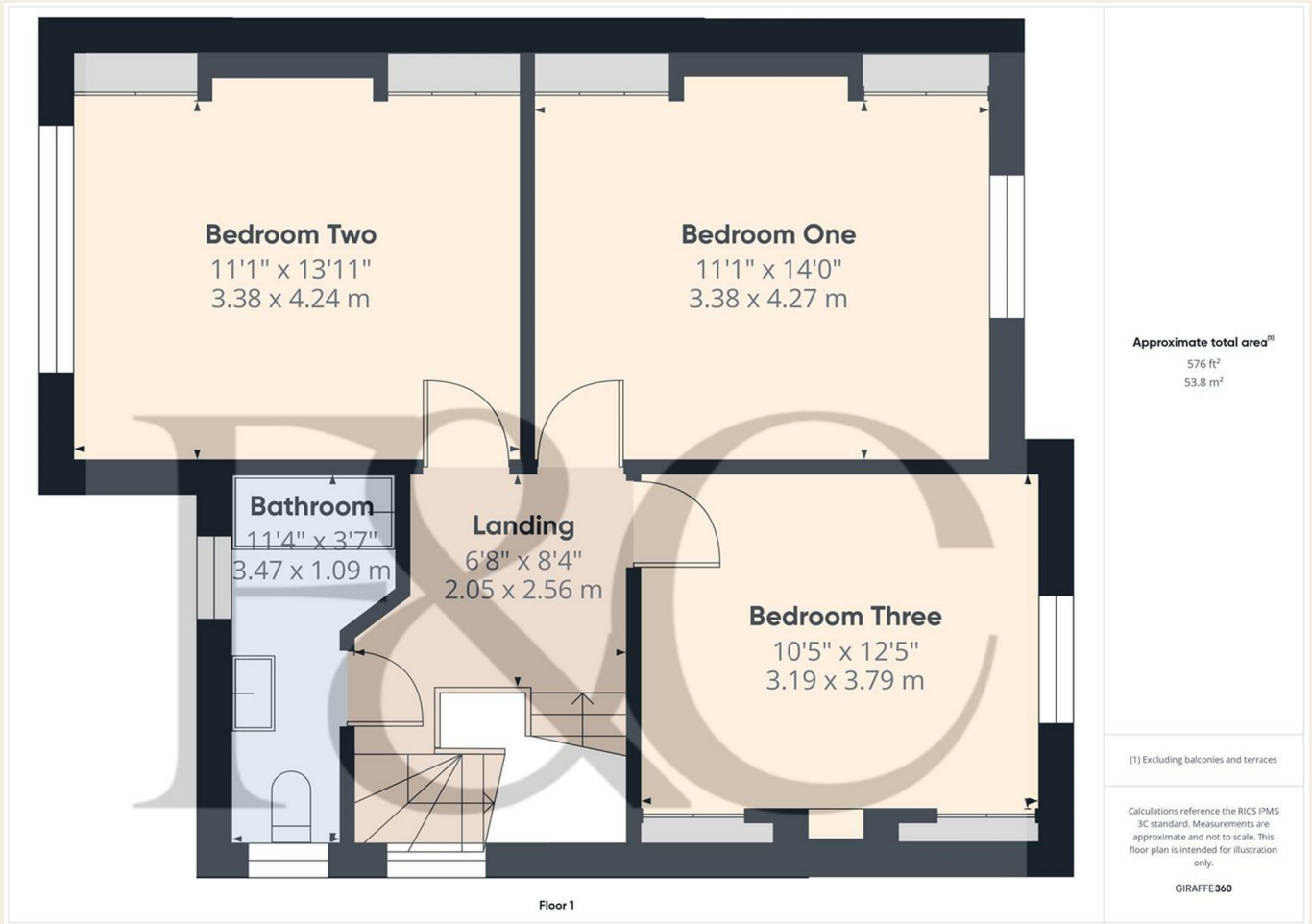
### Council Tax Band - F

Amber Valley

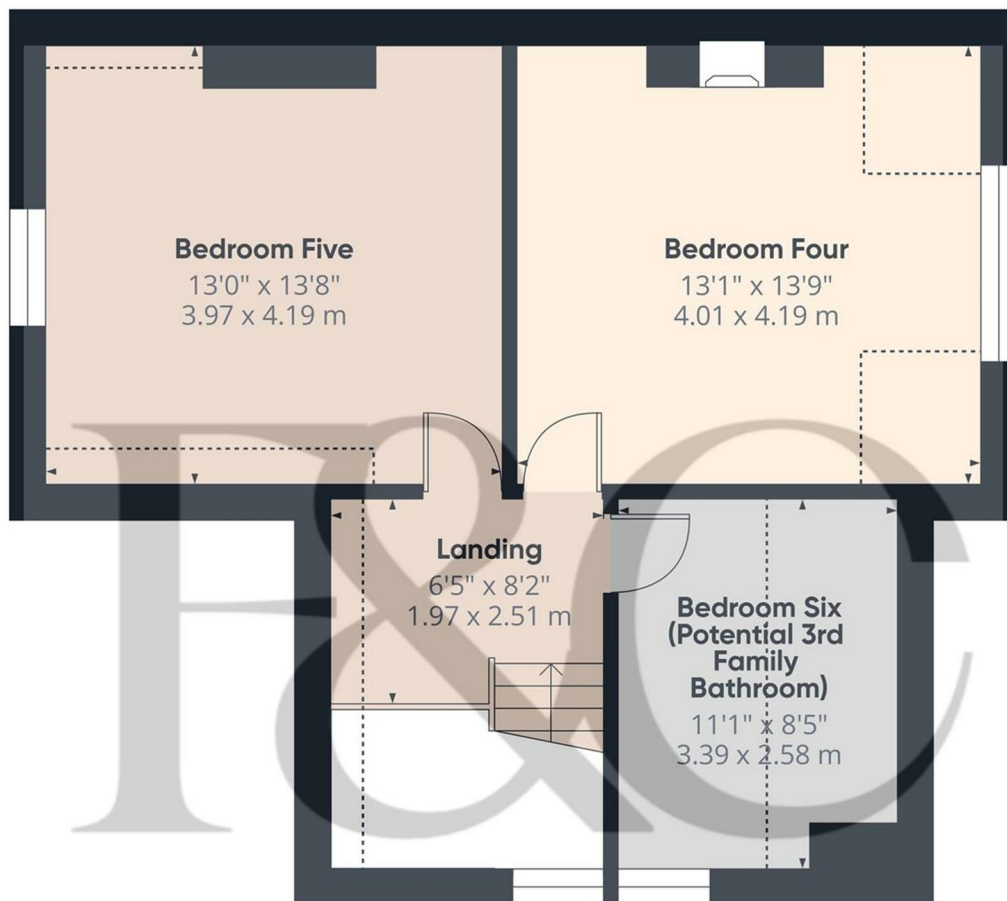




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Floor 2

**Approximate total area<sup>m</sup>**

492 ft<sup>2</sup>  
45.8 m<sup>2</sup>

**Reduced headroom**

91 ft<sup>2</sup>  
8.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

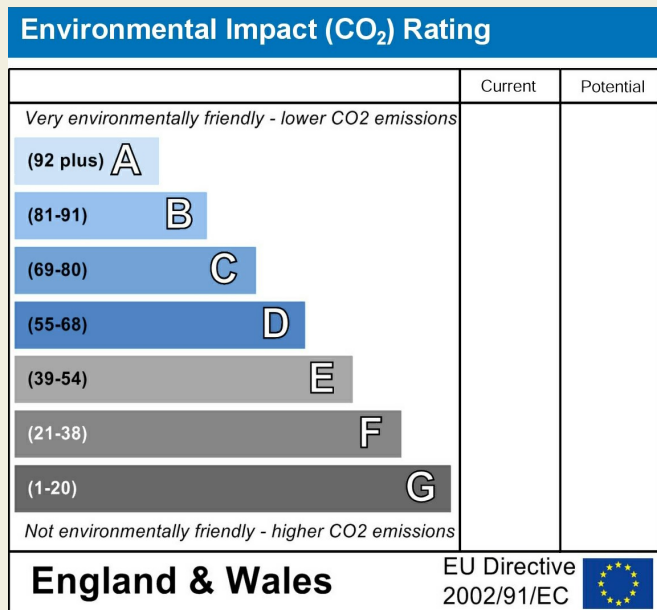
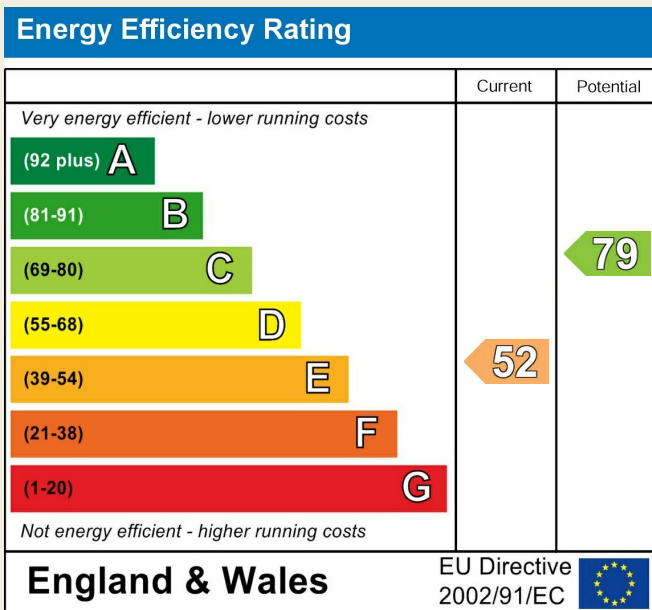
Below 5 ft/1.5 m

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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