



3 Bed House - Detached

24 Old Hall Avenue, Duffield, Belper DE56 4GN

Offers Around £550,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- High Quality Detached Home
- Ecclesbourne School Catchment Area
- Cul-de-Sac Location – Short Walk To Duffield Amenities
- Lounge with Log Burner
- Stunning Living Kitchen/Dining & Garden Room
- Three Bedrooms & Two Bathrooms
- Utility Room
- Pleasant Manageable Gardens
- Block Paved Driveway – 3/4 Vehicles
- Garage Store

ECCLESBOURNE SCHOOL CATCHMENT AREA – This high quality detached house offers a perfect blend of comfort and modern living.

The home boasts a lovely lounge with log burner and a stunning living kitchen/dining with garden room ideal for family gatherings and entertaining.

With three well-appointed bedrooms and two bathrooms this property is perfect for families or those seeking extra space.

The pleasant, manageable gardens offer a delightful outdoor space for gardening or simply enjoying the fresh air.

Located just a short walk from Duffield's excellent amenities, residents can enjoy easy access to shops, schools, and local parks, making it an ideal spot for families and professionals alike.

The Location

The village of Duffield provides an excellent range of amenities including a varied selection of shops, banks, 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, cricket 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.

The famous market town of Ashbourne, known as the gateway to Dovedale and The Peak District National Park lies approximately 10 miles to the west. The thriving market town of Belper is situated 3 miles north of the village and provides a more comprehensive range of shops and leisure facilities.

Accommodation

Entrance Hall

15'5" x 11'7" (4.71 x 3.55)

With half glazed entrance door, oak effect wood flooring, radiator, useful understairs storage cupboard and split-level staircase leading to first floor with hand rails.

Lounge

14'6" x 12'11" (4.43 x 3.95)

With featured log burning stove with oak lintel and tiled hearth, radiator, spotlights to ceiling, double glazed window to front with featured plantation shutter blinds and internal oak veneer door with chrome fittings.



Dining Room

17'1" x 10'11" (5.23 x 3.33)

With matching wood effect flooring, two radiators, spotlights to ceiling, two side double glazed windows both having featured internal plantation shutter blinds and open square archway leading to kitchen.



Garden Room

14'0" x 9'2" (4.28 x 2.80)

With wood effect flooring, radiator, spotlights to ceiling, open wide square archway leading to living kitchen/dining room, double glazed window to rear with featured plantation shutter blinds and double glazed sliding patio doors opening onto block paved patio and rear garden.



Kitchen

11'9" x 10'4" (3.59 x 3.16)

With single stainless steel sink unit with chrome mixer tap, a good range of fitted base cupboards with matching granite worktops, Stoves cooker with Stoves extractor hood over, integrated dishwasher, a further range of base and wall cupboards providing storage and having space for a tall fridge/freezer, spotlights to ceiling, matching wood effect flooring, radiator, double glazed window to rear with featured plantation shutter blinds and wide open square archway leading into dining room and garden room.



Utility

7'8" x 7'7" (2.35 x 2.32)

With plumbing for automatic washing machine, space for tumble dryer, concealed central heating boiler, fitted worktop, fitted base cupboard, spotlights to ceiling, wood effect flooring, radiator, double glazed window with fitted blind and internal oak veneer door with chrome fittings.



Shower Room

6'10" x 5'2" (2.10 x 1.58)

With double shower cubicle with chrome fittings including shower, pedestal wash hand basin with chrome fittings, low level WC, wood effect flooring, spotlights to ceiling, extractor fan, double glazed obscure window with fitted blind and internal oak veneer door with chrome fittings.



First Floor Landing

9'6" x 6'2" x 4'4" x 3'6" (2.90 x 1.88 x 1.33 x 1.08)

With split-level staircase with handrail, radiator and double glazed window with featured plantation shutter blinds.

Bedroom One

12'11" x 10'1" (3.95 x 3.08)

With three built-in double wardrobes, radiator, double glazed window to front with featured plantation shutter blinds and internal oak veneer door with chrome fittings.



Bedroom Two

9'7" x 8'9" (2.93 x 2.68)

With radiator, double glazed dormer window to side and internal oak veneer door with chrome fittings.



Bedroom Three

16'6" x 7'2" (5.04 x 2.19)

With radiator, double glazed window to rear and internal door with chrome fittings.



Shower Room

6'3" x 6'2" (1.91 x 1.90)

With double shower cubicle with chrome fittings including shower, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, wood effect flooring, extractor fan, heated towel rail/radiator, double glazed Velux style window and internal oak veneer door with chrome fittings.



Front Garden

The property is set back behind a lawned fore-garden with neatly kept flower beds and brick wall.



Rear Garden

To the rear of the property is a manageable, enclosed garden laid to lawn with neatly kept flower beds, block paved patio and enclosed by fencing with side access gate.



Driveway

A double width driveway provides car standing spaces for three/four vehicles.

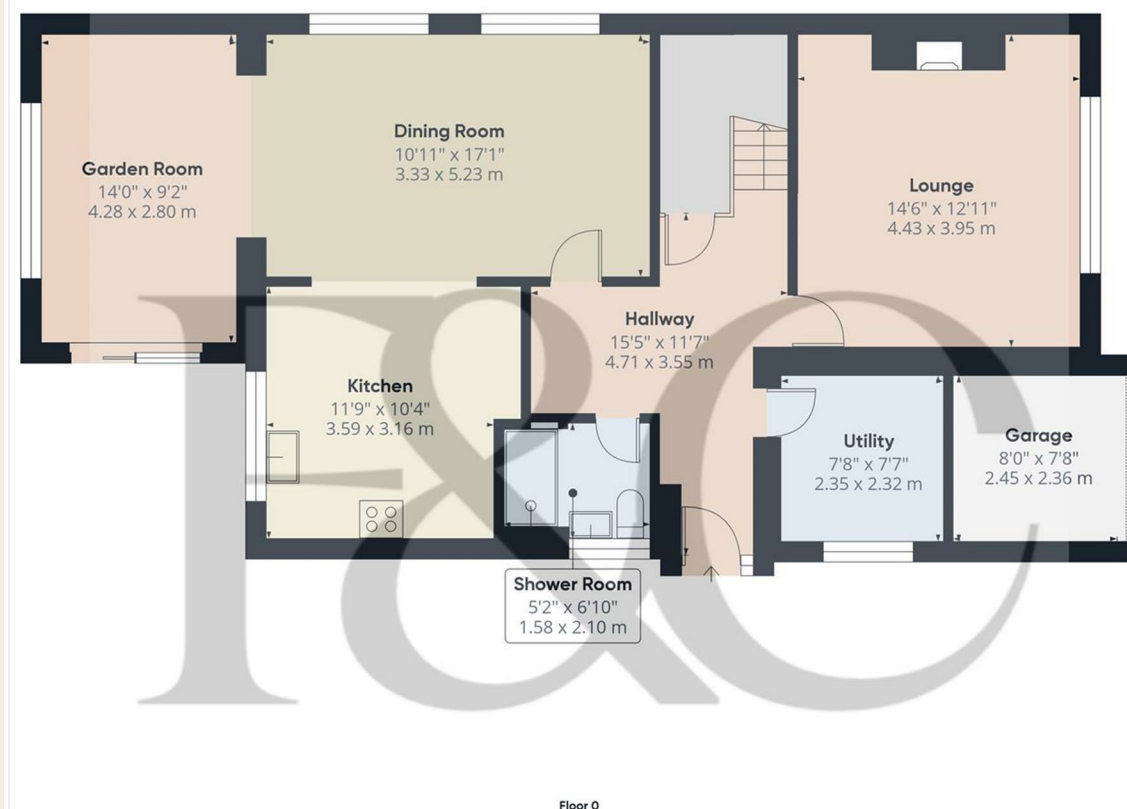
Garage

8'0" x 7'8" (2.45 x 2.36)

With concrete floor, power, lighting, shelving and double opening metal front door.

Council Tax Band - E

Amber Valley



Approximate total area⁽¹⁾
951.86 ft²
88.43 m²

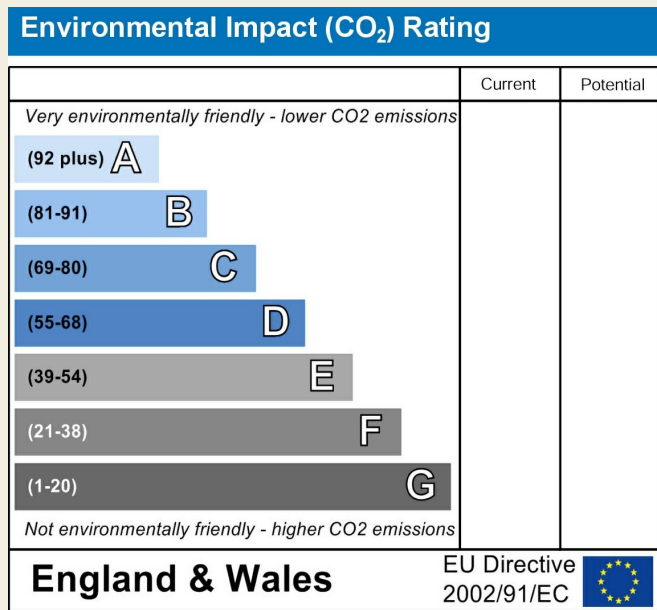
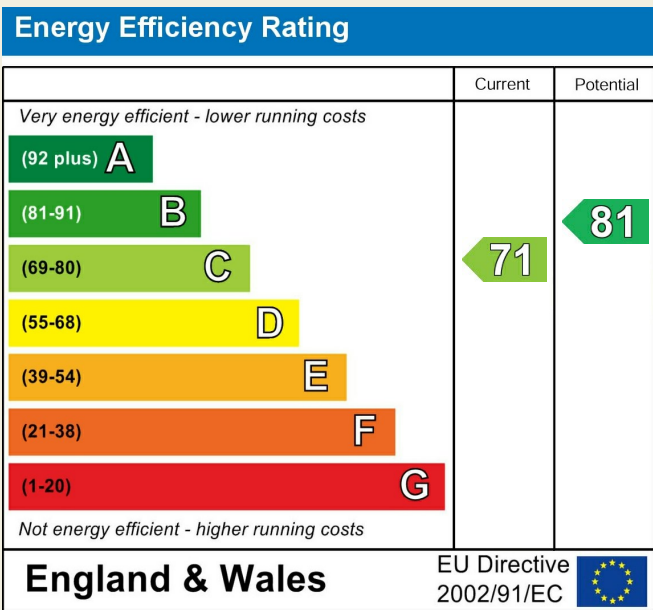
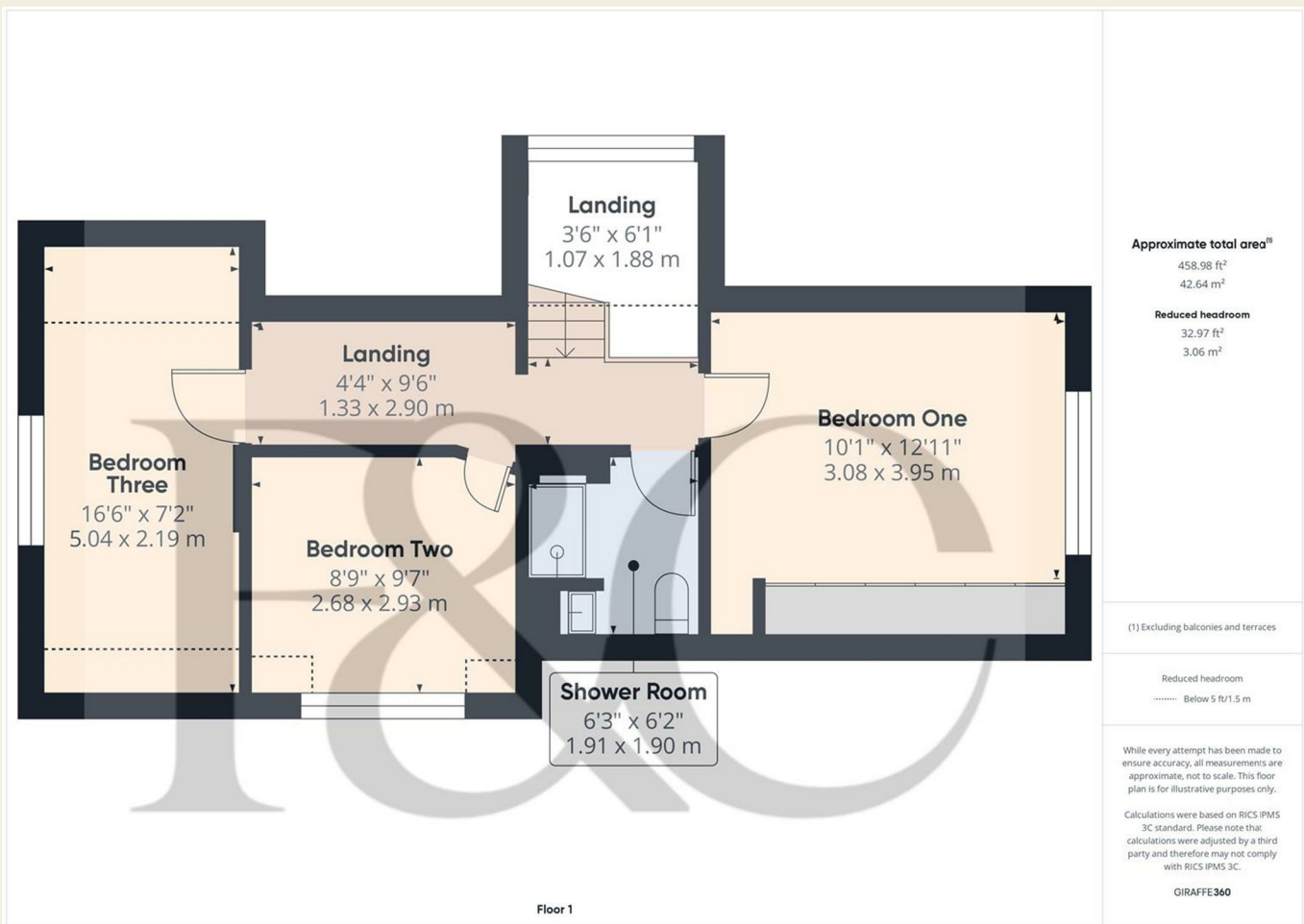
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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