



## 4 Bed House - Detached

Edelweiss, 15 New Zealand Lane, Duffield, Belper DE56 4BZ  
Offers Around £595,000 Freehold



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**Fletcher  
& Company**

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- Well Presented Three/Four Bedroom Detached Home with Annexe/Studio/Office
- Ecclesbourne School Catchment Area
- Living Lounge with Large Fitted Kitchen & Dining Room
- Office/Studio/Ground Floor Double Bedroom Four
- Three First Floor Double Bedrooms & Two Fitted Bathrooms
- Sunny Landscaped Enclosed Gardens
- Driveway & Garage Space
- A Short Walk To Duffield Village Amenities & Schools
- Close To Open Countryside & Delightful Walks

**ECCLESBOURNE SCHOOL CATCHMENT AREA** – This is a well-presented three/four double bedroom detached house with annexe/studio/office.

Built in 2018, the property boasts a generous 1,620 square feet of living space. The ground floor also features a versatile studio or office, which can easily serve as a fourth bedroom.

#### 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 noted 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, 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 and is surrounded by beautiful countryside.

#### Accommodation

##### Ground Floor

##### Entrance Hall

16'4" x 5'1" (4.98 x 1.57)

With entrance door, tiled effect flooring, radiator and double glazed window with plantation shutters.





### Cloakroom/Utility

7'3" x 4'11" (2.22 x 1.50)

With low level WC, wash basin, plumbing for automatic washing machine, tiled effect floor and internal door with chrome fittings.

### Lounge Area

With feature log burning stove, tiled effect floor with underfloor heating, sliding double glazed doors opening onto sun garden, additional double glazed window and additional side access door.



### Dining Area

17'6" x 13'3" (5.34 x 4.05)

With tiled effect floor with underfloor heating, radiator, double glazed window to rear with plantation shutters and open space leading into kitchen.



### Kitchen Area

24'9" x 17'4" (7.56 x 5.30)

A comprehensive range of fitted units with inset single stainless steel sink unit with mixer tap, wall and base fitted units with solid wood worktops, built-in induction hob with glass splashback and extractor hood over, tiled effect flooring with underfloor heating, built-in electric fan assisted oven, built-in combination microwave oven with warming plates drawer underneath, integrated dishwasher, spotlights to ceiling, two double glazed windows both having tiled sills, additional side access double glazed door, matching breakfast bar with solid wood worktop and fitted base cupboards underneath.



### Studio/Double Bedroom Four

18'2" x 9'8" (5.54 x 2.97)

With tiled effect flooring, vaulted ceilings, spotlights to ceiling, two radiators, double glazed French doors to front, double glazed window with plantation shutters to rear and internal door with chrome fittings.



### First Floor Landing

13'1" x 7'2" (4.01 x 2.19)

### Double Bedroom One

17'0" x 12'9" (5.20 x 3.90)

With two radiators, three double glazed windows to front and internal panelled door with chrome fittings.



### En-Suite

9'6" x 4'6" (2.90 x 1.38)

With walk-in double shower with chrome fittings including shower, fitted wash basin with chrome fittings and fitted base cupboards underneath, Low level WC, tile splashbacks, spotlights to ceiling, light tunnel, mirror, wall mounted lights, heated chrome towel rail/radiator and internal panelled door with chrome fittings.



### Double Bedroom Two

16'6" x 9'5" (5.04 x 2.88)

With radiator, double glazed window to front, double glazed window to side and internal panelled door with chrome fittings.



### Double Bedroom Three

16'4" x 9'4" (5.00 x 2.85)

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



### Family Bathroom

9'7" x 6'9" (2.93 x 2.08)

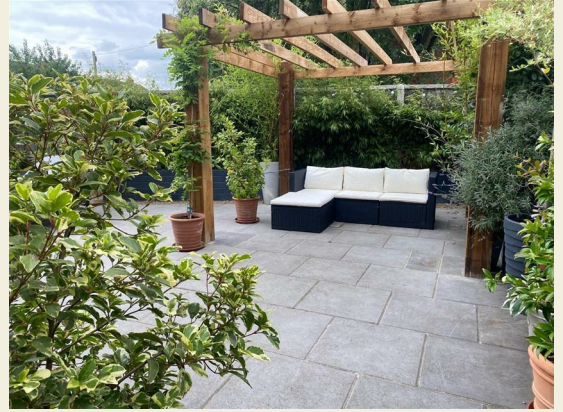
With bath with chrome fittings, fitted washbasin with chrome fittings and fitted base cupboard underneath, low level WC, corner shower cubicle with chrome fittings including shower, spotlights to ceiling, extractor fan, wall mounted lights, heated chrome towel rail/radiator, Double glazed obscure window to rear and internal panelled door with chrome fittings.





### Landscaped Garden

Enjoying a warm westerly aspect and designed for low maintenance with attractive paving with pergola over providing a pleasant sitting out and entertaining space, complemented by raised beds and large decked area, again providing a pleasant sitting out space. Side access gate.



### Driveway

A driveway provides car standing spaces for two cars.

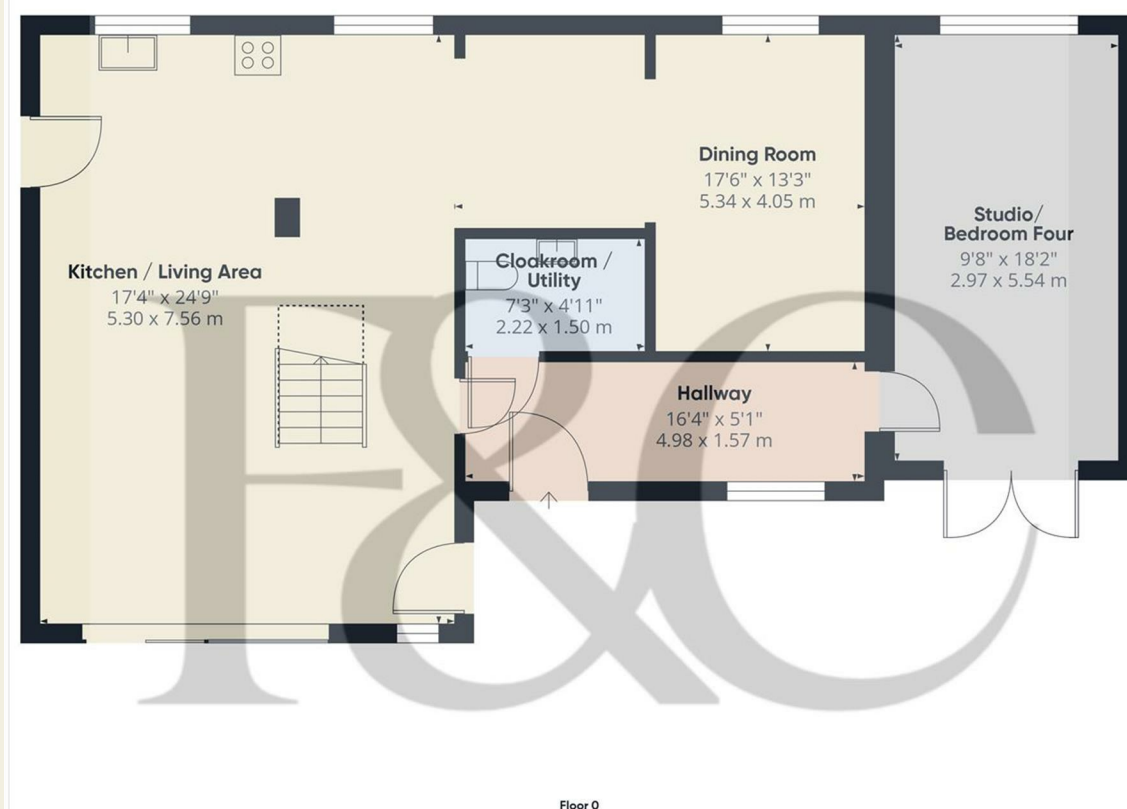


### Garage Space

Subject to planning permission.

### Council Tax Band - B

Amber Valley



**Approximate total area<sup>(1)</sup>**  
928 ft<sup>2</sup>  
86.2 m<sup>2</sup>

**Reduced headroom**  
19 ft<sup>2</sup>  
1.8 m<sup>2</sup>

(1) Excluding balconies and terraces

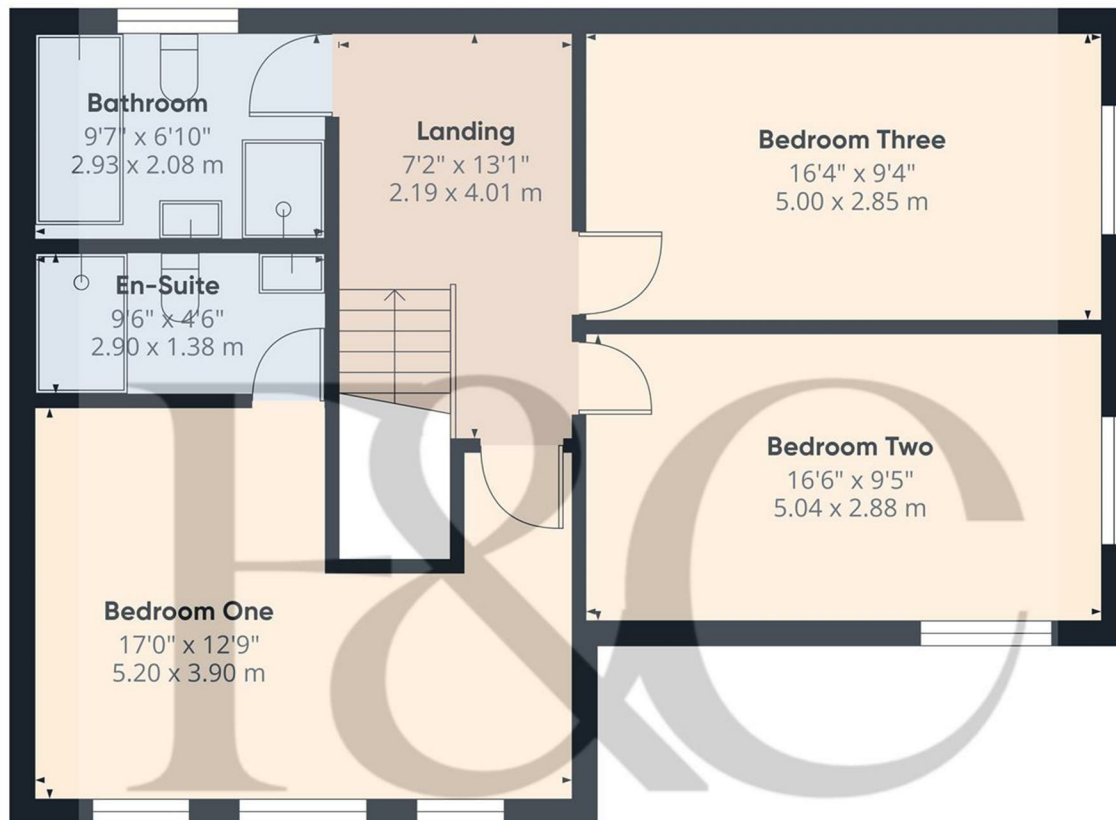
Reduced headroom  
Below 5 ft/1.5 m

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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Floor 1


Approximate total area<sup>iii</sup>  
692 ft<sup>2</sup>  
64.2 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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## 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>84</b>	<b>91</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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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