



4 Bed House - Detached

11 Chestnut Close, Duffield, Belper DE56 4HD
Offers Around £699,950 Freehold



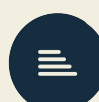
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- Highly Appealing Detached Home in Duffield
- Sought After Cul-de-Sac Location - Close to Duffield Village Amenities
- Lounge/Dining Room - Conservatory
- Extended Kitchen/Dining Room
- Four Bedrooms - Family Bathroom & Shower Room
- Pleasant Gardens
- Block Paved Driveway
- Double Garage
- Ecclesbourne School Catchment Area
- No Chain Involved

ECCLESBOURNE SCHOOL CATCHMENT AREA - Highly appealing four bedroom detached property with private garden and double garage located in a popular cul-de-sac close 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

Porch

8'3" x 2'5" (2.53 x 0.75)

With half glazed entrance door with side matching double glazed windows, tiled flooring, glass roof and half glazed internal door giving access to entrance hall.

Entrance Hall

16'4" x 6'5" (4.98 x 1.96)

With radiator, coving to ceiling, two internal double glazed windows, built-in storage cupboard and staircase leading to first floor with attractive balustrade.

Lounge/Dining Room

22'4" x 19'8" (6.83 x 6.01)



Lounge Area

With feature fireplace, fitted book shelving with base cupboards underneath, coving to ceiling, spotlights to ceiling, radiator, double glazed bay window to front with deep window sill, double glazed door giving access to conservatory and open space leading to dining area.



Dining Area

With radiator, coving to ceiling, double glazed window overlooking rear garden and open space leading to lounge area.



Conservatory

12'3" x 11'4" (3.74 x 3.46)

Brick base with tiled floor, double glazed windows with stained glass with leaded finish, double glazed door opening onto Indian stone paved patio and gardens, electric heater, power and lighting.



Extended Kitchen/Dining Room

18'11" x 12'6" (5.77 x 3.82)



Dining Area

With column style radiator, two double glazed Velux style windows, double glazed window to side with fitted blind, open space into kitchen area and double glazed French doors opening onto gardens.



Kitchen Area

With single sink with mixer tap, wall and base fitted units with attractive matching worktops, concealed worktop lights, Smeg cooker with concealed extractor hood over, integrated dishwasher, integrated bridge, pantry/coffee cupboard with double opening doors with drawalls underneath, concealed worktop lights, integrated freezer, spotlights to ceiling, column style radiator, open space leading to dining area and panelled door giving access to utility room.



Utility Room

9'11" x 5'1" (3.04 x 1.56)

With single sink unit with mixer tap, wall and base fitted units with matching worktops, plumbing for automatic washing machine, radiator, spotlights to ceiling, double glazed window to side and double glazed side access door.



Shower Room

9'6" x 3'3" (2.92 x 1.00)

With double shower cubicle with chrome fittings including shower, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, fully tiled walls, tiled flooring, heated chrome towel rail radiator, spotlights to ceiling, double glazed window with fitted blind, illuminated fitted mirror and internal panelled door.



Feature First Floor Landing

16'4" x 9'11" (5.00 x 3.04)

With coving to ceiling, attractive balustrade, radiator, built-in cupboard housing the central heating boiler, access to roof space and two double glazed windows to front with fitted blinds.



Bedroom One

14'4" x 9'6" (4.38 x 2.90)

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



Bedroom Two

10'9" x 9'4" (3.29 x 2.87)

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



Bedroom Three

10'9" x 10'0" (3.28 x 3.05)

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



Bedroom Four

10'0" x 8'2" (3.06 x 2.49)

With fitted wardrobes with cupboard above, drawers, coving to ceiling, radiator, double glazed window to front, fitted desk and internal panelled door.



Family Bathroom

10'3" x 5'4" (3.13 x 1.65)

With corner bath with electric shower over, fitted wash basin with fitted base cupboard underneath low level WC, fully tiled walls, tiled flooring, radiator, two double glazed windows to rear with fitted blinds, wall lights, shaver point, mirror and internal panelled door.



Front Garden

The property is set back from the pavement edge behind a lawned fore garden with well-stocked borders, trees and block paved pathway leading to the entrance door.

Side Access

For secure gate and block paved pathway leading to rear garden. Outside light and cold water tap.

Rear Garden

To the rear of the property is a very pleasant, enclosed rear garden with Indian stone patio, lawn, a varied selection of shrubs, plants, tree and timber garden shed/summer house.



Driveway

A double width block paved driveway provides car standing spaces and leads to a double garage.



Double Garage

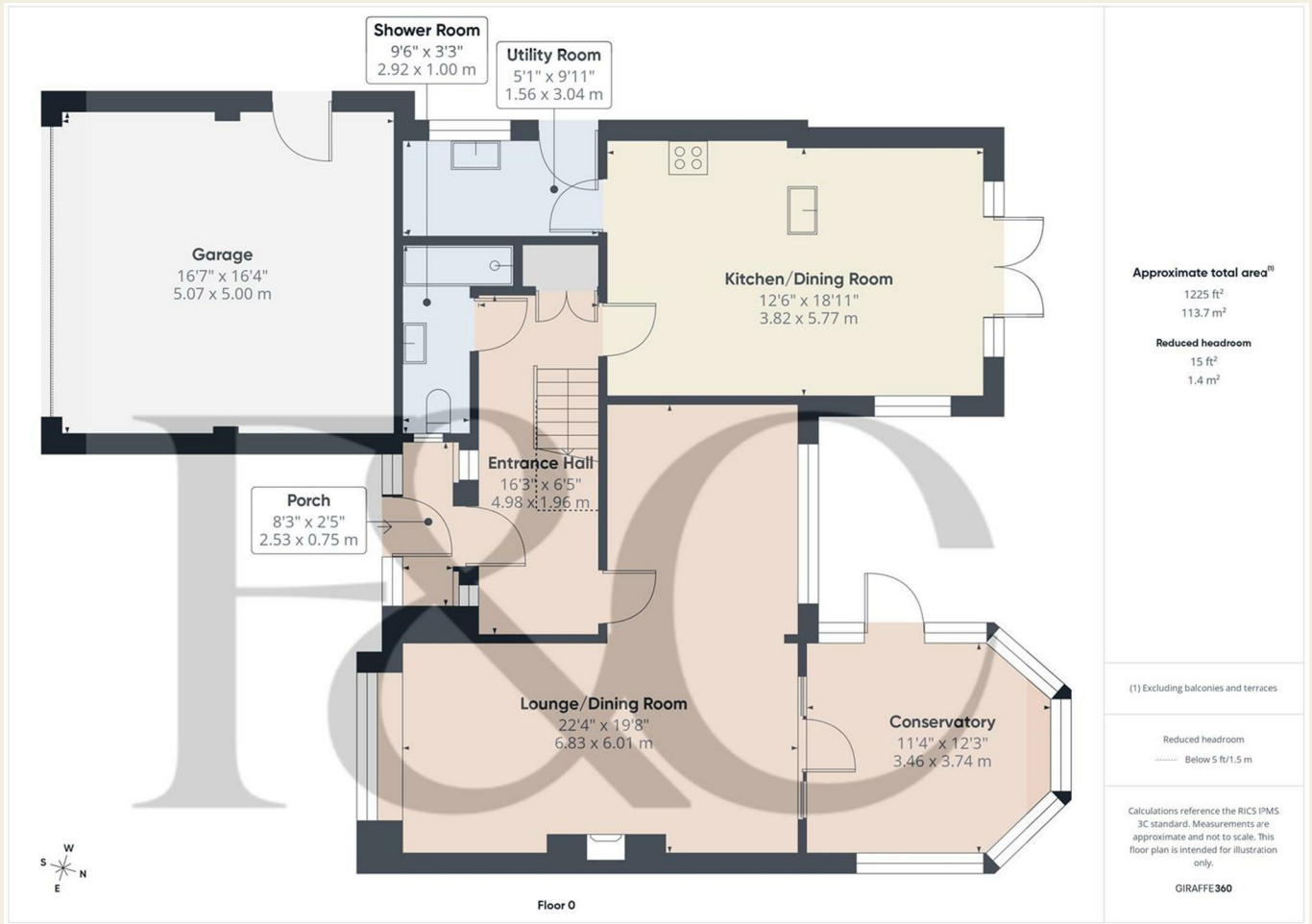
16'7" x 16'4" (5.07 x 5.00)

With power, lighting, side personnel door and electric front door.



Council Tax Band - F

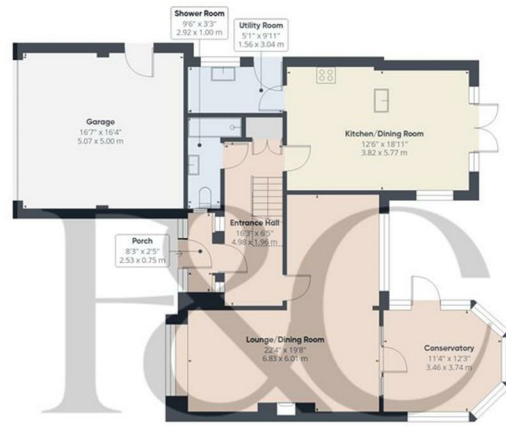
Amber Valley



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Approximate total area⁽¹⁾

1860 ft²
172.7 m²

Reduced headroom

15 ft²
1.4 m²

(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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	80
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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