



4 Bed House - Semi-Detached

18 Curzon Lane, Duffield, Belper DE56 4DE
Offers Around £440,000 Freehold



Fletcher
& Company

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- Highly Popular Four Bedroom Semi-Detached Family Home
- Ecclesbourne School Catchment Area
- Cul-de-Sac Location – Close to Duffield Village Amenities
- Lounge & Conservatory
- Living Kitchen/Dining Room
- Utility & Cloakroom/WC
- Four Bedrooms plus Study
- Four Piece Family Bathroom
- Enclosed Garden Laid to Lawn with Patio
- Driveway for Two Vehicles & Garage Store

ECCLESBOURNE SCHOOL CATCHMENT AREA – Highly popular, four bedroom plus study, semi-detached family home located in a cul-de-sac with easy access to Duffield village amenities.

The Location

The village of Duffield is situated approximately 5 miles north of Derby along the main A6 arterial road and the village in turn has an excellent range of local shops, public houses, restaurants, supermarket, tennis and squash club, Chevin golf club, recreational facilities including the Eyes Meadow Nature reserve. Local primary schools include William Gilbert Endowed School, Meadows Primary School and the well-known Ecclesbourne Secondary School. Duffield is also positioned along the East Midlands Mainline and is within easy reach of famous attractions such as Chatsworth House and the historic spa town of Matlock.

Accommodation

Ground Floor

Entrance Hall

17'5" x 6'5" (5.31 x 1.97)

With entrance door, matching wood effect flooring, radiator, understairs storage cupboard and staircase leading to first floor.



Cloakroom

5'6" x 4'0" (1.68 x 1.22)

With low level WC, wash basin with base cupboard underneath, wood effect flooring, tile splashbacks, extractor fan, radiator, spotlights to ceiling and internal oak veneer door with chrome fittings.



Lounge

13'2" x 11'4" (4.03 x 3.46)

With feature fireplace with inset living flame gas fire and raised hearth, matching wood effect flooring, coving to ceiling, radiator, double glazed window with fitted blinds to front and internal glazed door with chrome fittings.



Living Kitchen/Dining Room

25'8" x 11'1" (7.83 x 3.39)



Dining Area

With matching wood effect flooring, feature wallpaper wall, coving to ceiling, radiator, open space leading to kitchen area and internal French doors opening into conservatory.



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Kitchen Area

With single sink with mixer tap, wall and base cupboards with matching worktops, built-in four ring gas hob with extractor hood over, wine rack, built-in double electric fan assisted oven, integrated dishwasher, matching wood effect flooring, breakfast bar area, double glazed window with fitted blind to rear, double glazed door giving access to garden, radiator and internal glazed door with chrome fittings.



Pantry

With shelving.

Conservatory

17'10" x 8'11" (5.44 x 2.74)

With wood effect flooring, feature wallpaper wall, view over private garden and door giving access to patio.



Utility Room

7'10" x 6'5" (2.40 x 1.98)

With single stainless steel sink unit with mixer tap, wall and base units with matching worktops, plumbing for automatic washing machine, space for tumble dryer, space for fridge/freezer, radiator, spotlights to ceiling, extractor fan and internal oak veneer door with chrome fittings.



First Floor Landing

6'5" x 4'5" x 4'0" x 2'7" (1.98 x 1.35 x 1.23 x 0.79)

With access to roof space and built-in storage cupboard with shelving.

Bedroom One

13'3" x 9'11" (4.06 x 3.04)

With a good range of fitted wardrobes providing storage and incorporating chest of drawers, radiator, feature wallpaper wall, coving to ceiling, double glazed window with fitted blind to front and internal oak veneer door with chrome fittings.



Bedroom Two

11'1" x 10'6" (3.38 x 3.21)

With built-in wardrobe, radiator, coving to ceiling, double glazed window with fitted blinds to rear and internal oak veneer door with chrome fittings.



Bedroom Three

12'9" x 6'11" (3.90 x 2.13)

With radiator, double glazed window with fitted blind to front and internal oak veneer door with chrome fittings.



Bedroom Four

9'6" x 7'4" (2.92 x 2.24)

With radiator, double glazed window with fitted blind to front and internal oak veneer door with chrome fittings.



Study

8'7" x 6'10" (2.62 x 2.10)

With feature wallpaper wall, radiator, double glazed window with fitted blind to rear and internal oak veneer door with chrome fittings.



Family Bathroom

8'1" x 7'1" (2.48 x 2.18)

With bath with mixer tap/hand shower attachment, fitted wash basin, low level WC, separate corner shower cubicle with shower, tile splashbacks, tile flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, double glazed window to rear with fitted blind and internal oak veneer door with chrome fittings.



Front Garden

The property is set back from the pavement edge behind a feature Magnolia tree with slate chippings.



Rear Garden

To the rear of the property is an enclosed rear garden laid to lawn with flower beds, patio and timber shed.



Driveway

A tarmac driveway provides car standing spaces for two cars.



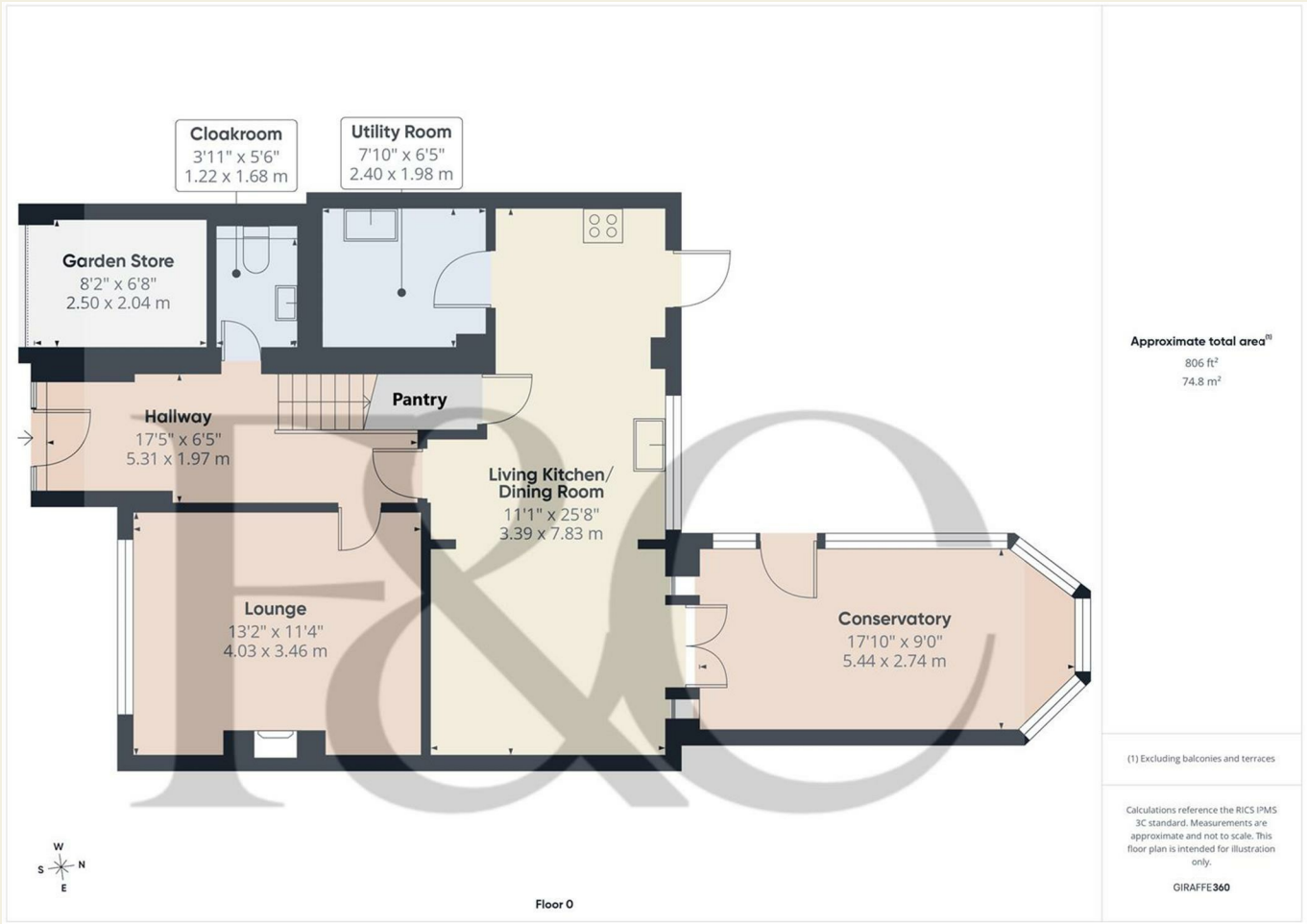
Garage Store

8'2" x 6'8" (2.50 x 2.04)

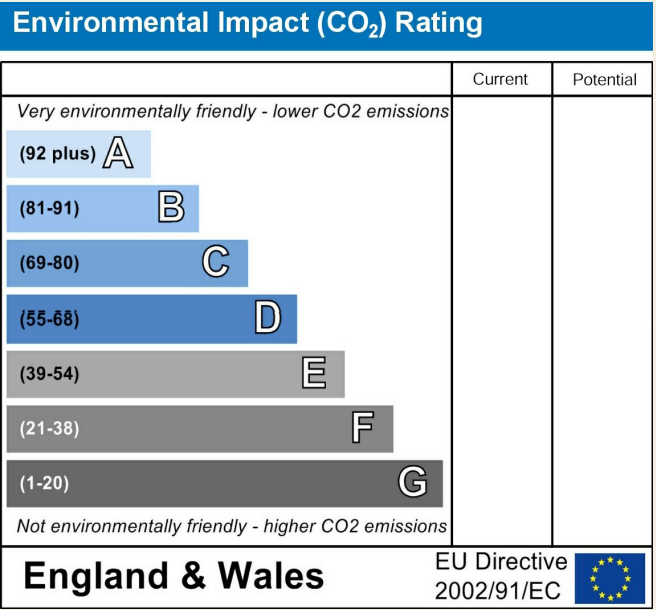
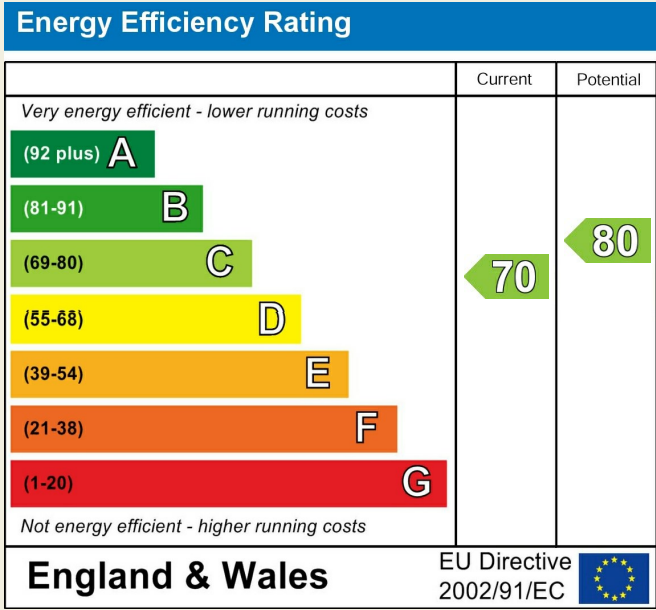
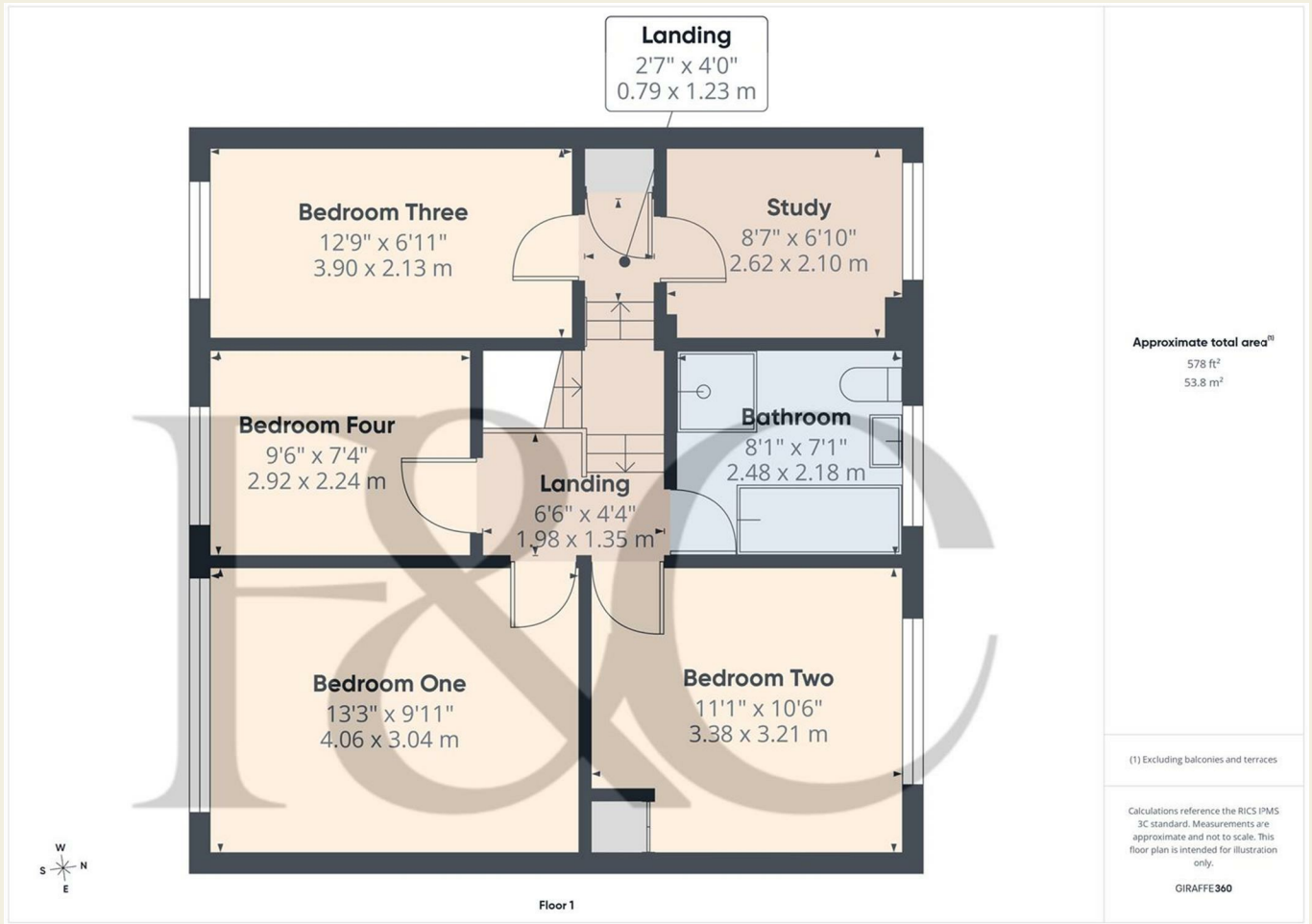
With power, lighting and up and over front door.



Council Tax Band D



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