



6 Bed House - Detached

Ladcroft, 71 Hazelwood Road, Duffield, Belper DE56 4AA
Offers Around £1,400,000 Freehold



Fletcher
& Company

www.fletcherandcompany.co.uk

- Arts & Crafts Detached Character Home
- Ecclesbourne School Catchment Area
- Beautiful Countryside - Far Reaching Views
- Sitting Room & Study
- Stunning Living Kitchen/Dining/Family Room
- Boot Room, Utility Room & Cloakroom
- Five/Six Bedrooms & Four Bathrooms
- Large Private Garden with Sun Terrace & Loggia - Sun Balcony
- Useful Detached Outbuilding
- Gated Driveway & Double Garage (Gym)

ECCLESBOURNE SCHOOL CATCHMENT AREA – Set on one of Duffield’s most exclusive roads, Ladycroft is an exceptional 1920s detached home offering over 4,100 sq ft of elegant living. Recently renovated, it features a new roof to the main house, bronze casement windows, and a comprehensively upgraded extension with shower room, boot room, utility, gym, and modern insulation. Inside, three versatile reception rooms, five/six bedrooms, and four bathrooms all finished in a timeless Farrow & Ball palette. Surrounded by Derbyshire countryside yet close to local amenities, Ladycroft perfectly blends space, style, and location.

The Location

The village of Duffield is extremely sought after providing an excellent range of amenities including a varied selection of shops, schools (William Gilbert/The Meadows and the noted Ecclesbourne school). There is a regular train service to Derby city centre which lies five miles to the south of the village. Local recreational facilities include football, cricket, tennis/squash club and Chevin golf course. A further point of note is the fact that the Derwent Valley in which the village of Duffield nestles is one of the few world heritage sites.

Accommodation

Ground Floor

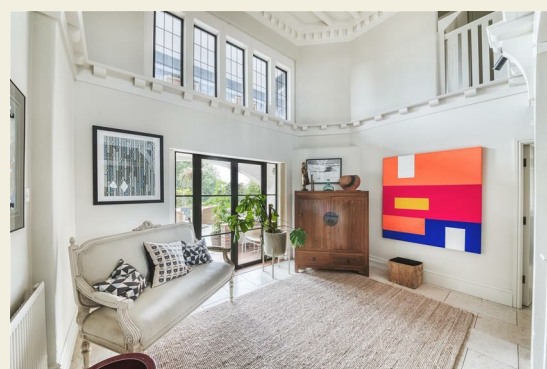
Storm Porch

With stone flooring, archway and charming entrance door.

Entrance Hall

16'11" x 13'8" (5.18 x 4.18)

With tile flooring, two radiators, character entrance door, split-level staircase leading to first floor and double glazed French doors opening onto arbour.



Loggia

13'1" x 4'11" (4.01 x 1.51)

A pleasant sitting area with quarry tiled flooring, open archway and views across the garden and Derwent valley.

Cloakroom

7'8" x 2'11" (2.36 x 0.90)

With low level WC, fitted wash basin with chrome fittings, tile flooring, heritage style towel rail/radiator, spotlights to ceiling, double glazed and leaded window to front and internal character door.

Sitting Room

16'0" x 13'9" (4.89 x 4.21)

With charming stone fireplace incorporating open grate fire and raised stone hearth, decorative beams to ceiling, bay radiator, additional radiator, fitted wall lights, double glazed and leaded window to side, charming bay window incorporating six double glazed windows all having leaded finish, beautiful views to rear and internal character door.



Study

12'11" x 10'2" (3.96 x 3.12)

With wood flooring, high ceilings, radiator, double glazed and leaded window to side, three double glazed and leaded windows to front and internal character door.



Living Kitchen/Dining/Family Room

26'1" x 24'11" (7.97 x 7.60)



Family Area

With high ceiling, radiator, beautiful far-reaching views, charming bay window incorporating seven double glazed window all having leaded finish and open wide square archway leading into kitchen.



Kitchen Area

With inset one and a half stainless steel sink unit with chrome mixer tap, additional chrome Quooker tap, wall and base fitted units with attractive matching black granite worktops, Rangemaster cooker, integrated dishwasher, matching kitchen island again with matching black granite worktops. And with several storage cupboards underneath, Miele coffee machine, AEG microwave, Gorenje wine cooler, Maytag stainless steel fridge/freezer with drinks dispenser included in the sale, tile flooring, spotlights to ceiling, bay window incorporating four double glazed and leaded windows with aspect to front, additional double glazed window with leaded finish, concealed worktop lights, character internal door and open square archway leading into family area and dining area.



Dining Area

With matching tile flooring, spotlights to ceiling, two double glazed Velux style windows, concealed Vaillant boiler, radiator, double glazed feature floor to ceiling window incorporating door giving access to large sun terrace and private garden with lovely far-reaching views to the rear.



Boot Room

12'9" x 9'11" (3.89 x 3.03)

With tile flooring, large skylight window, spotlights to ceiling, column style radiator and side access door.



Utility Room

12'9" x 4'7" (3.89 x 1.42)

With Belfast style sink with chrome mixer tap, fitted wall and base cupboards with solid wood worktops, plumbing for automatic washing machine, concealed space for tumble dryer, tile flooring, spotlights to ceiling, radiator, extractor fan and sliding door.

Games Room/Bedroom 6

17'6" x 14'0" (5.34 x 4.28)

With wood flooring, air conditioning unit (hot and cold heating), circular double glazed window with leaded finish, two matching dormer windows both having double glazed windows with leaded finish and access to roof space.



Shower Room

6'4" x 5'3" (1.95 x 1.62)

With double shower cubicle with chrome fittings including shower, fitted wash basin with chrome fittings, low level WC, tile splashbacks, wood flooring, shelving, heated towel rail, spotlights to ceiling, extractor fan, shaver point and internal panelled door.



Charming First Floor Landing

20'1" x 10'11" (6.14 x 3.34)

With double glazed window to front with leaded finish.

Storage Cupboard

7'8" x 3'10" (2.36 x 1.17)

With double glazed and leaded window to front.

Bedroom One

15'10" x 13'7" (4.83 x 4.16)

With charming, decorative, period style fireplace with patterned tiles, high ceiling, spotlights to ceiling, beautiful countryside views to rear, radiator, door giving access to balcony, window incorporating six double glazed windows all having leaded finish and internal character door.



Balcony

13'0" x 4'11" (3.98 x 1.52)

A private balcony with quarry tiled floor and fine views across the Derwent valley.



En-Suite Bathroom

12'4" x 9'9" (3.76 x 2.99)

With bath with chrome fittings including chrome hand shower attachment, fitted wash basin with chrome fittings, low level WC, walk-in shower with chrome fittings including shower, limestone travertine tile flooring with limestone travertine tile splashbacks, high ceiling, spotlights to ceiling, two double glazed windows with leaded finish with aspect to front, heritage style towel rail/radiator and internal character door.



Bedroom Two

14'5" x 13'11" (4.40 x 4.25)

With charming period style decorative fireplace, door giving access to balcony, two radiators, high ceiling, spotlights to ceiling, double glazed and leaded window to side, beautiful countryside views to rear, charming bay window incorporating seven double glazed windows all having leaded finish and internal character door.



Bedroom Three

10'7" x 9'5" (3.25 x 2.88)

With character display fireplace with patterned tile surround, built-in book shelving, high ceiling, spotlights to ceiling, radiator, two double glazed windows to front both having leaded finish and internal character door.



Family Shower Room

7'0" x 5'7" (2.14 x 1.71)

With walk-in shower with chrome fittings including shower, fitted wash basin with fitted base cupboards underneath, low level WC, limestone travertine tile flooring with limestone travertine tile walls, heated chrome towel rail/radiator, high ceiling, spotlights to ceiling, extractor fan, double glazed and leaded window with aspect to front and internal character door.



Second Floor Landing

11'0" x 4'2" (3.36 x 1.28)

With far-reaching views to front, circular double glazed window with leaded finish and additional double glazed window with leaded finish.

Built-in Store

6'10" x 3'8" (2.09 x 1.12)

With circular double glazed window with leaded finish and far-reaching views to front.

Bedroom Four

13'10" x 12'7" (4.24 x 3.86)

With charming character fireplace with patterned tile surround, spotlights to ceiling, beautiful far-reaching views to rear, radiator, four double glazed windows all having leaded finish, built-in cupboard with shelving, character door and internal character door.



Wardrobe Area

5'8" x 5'5" (1.73 x 1.66)

With built-in wardrobes providing storage and access to storage into eaves.

En-Suite Bathroom

7'3" x 6'6" (2.23 x 1.99)

With bath with chrome fittings including chrome mixer tap with shower over with shower screen door, fitted wash basin with chrome fittings, low level WC, heritage style towel rail/radiator, spotlights to ceiling, two double glazed windows with leaded finish, far-reaching views and internal door.



Bedroom Five

13'3" x 12'10" (4.06 x 3.93)

With wood flooring, radiator, character ceilings, spotlights to ceiling, storage into eaves, three double glazed and leaded windows to side, far-reaching views and internal door.



Large Private Garden with Views

Being of a major asset to the sale of this particular property is it's large, private, rear garden enjoying a warm westerly aspect with fine views across the Derwent valley and beyond. The garden is mainly laid to lawn with a varied selection of shrubs, plants, hedgerows fruit trees and large slate sun terrace providing a pleasant sitting out and entertaining space.



Driveway

A large, double width, gravel driveway provides car standing spaces for approximately six vehicles. Accessed via black painted, double opening, wrought iron gates.



Gym/Garage

15'10" x 12'8" (4.83 x 3.88)

With spotlights to ceiling, power, lighting, air conditioning unit (hot and cold heating), fitted mirror, double glazed front access door, full width built-in storage cupboards providing good storage and internal door giving access to single garage. Could be used as a garage if desired.



Single Garage

17'8" x 10'1" (5.41 x 3.09)

With power, lighting, double opening front doors and three side windows.



Detached Outbuilding

29'2" x 17'9" (8.90 x 5.42)

Located at the bottom of the garden with a concrete base. Constructed of timber with a felt tiled roof and offers good potential for a games room/bar/studio or annex subject to the relevant approvals.



Council Tax Band G





Floor 0 Building 1

Approximate total area^m

1922 ft²
178.5 m²

Balconies and terraces

65 ft²
6 m²

Reduced headroom

8 ft²
0.7 m²

(1) Excluding balconies and terraces

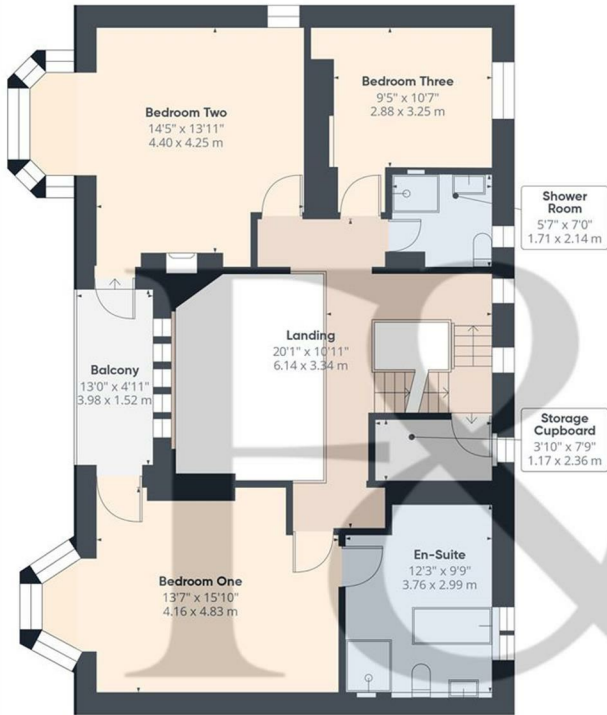
Reduced headroom

..... 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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Shower Room
6'4" x 5'3"
1.95 x 1.62 m

Shower Room
5'7" x 7'0"
1.71 x 2.14 m

Storage Cupboard
3'10" x 7'9"
1.17 x 2.36 m



Approximate total area^m

| |
|----------------------|
| 1182 ft ² |
| 109.9 m ² |

Balconies and terraces

| |
|--------------------|
| 65 ft ² |
| 6 m ² |

Reduced headroom

| |
|--------------------|
| 79 ft ² |
| 7.3 m ² |

(1) Excluding balconies and terraces

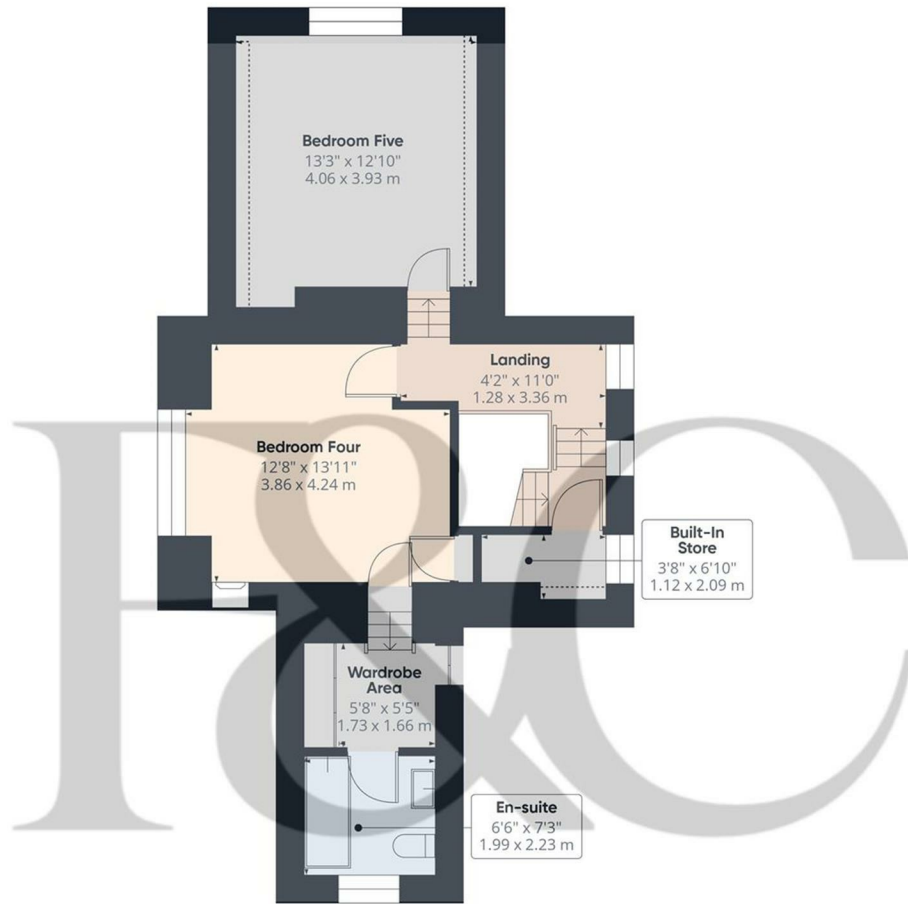
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Floor 1 Building 1

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Floor 2 Building 1

Approximate total area⁽¹⁾

514 ft²
47.8 m²

Reduced headroom

21 ft²
1.9 m²

(1) Excluding balconies and terraces

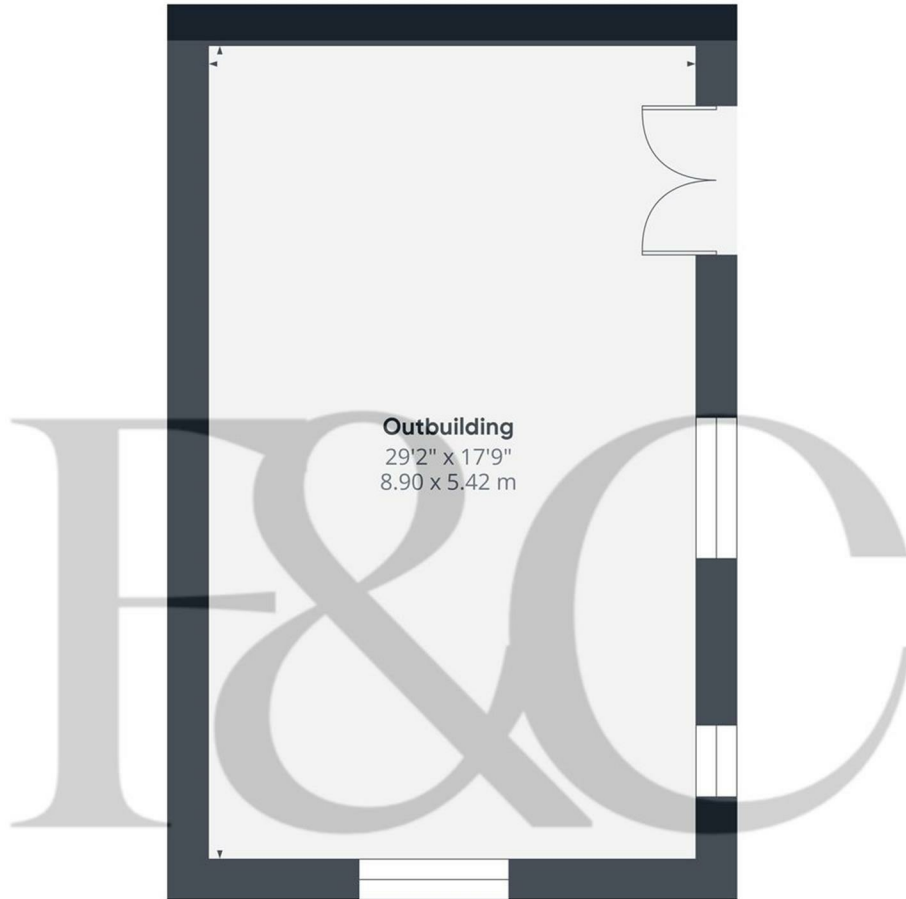
Reduced headroom

..... Below 5 ft/1.5 m

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Outbuilding
29'2" x 17'9"
8.90 x 5.42 m

Floor 0 Building 2

Approximate total area^m
517 ft²
48 m²

(1) Excluding balconies and terraces

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Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total areaⁱⁱⁱ

4135 ft²
384.2 m²

Balconies and terraces

130 ft²
12 m²

Reduced headroom

107 ft²
10 m²

(1) Excluding balconies and terraces

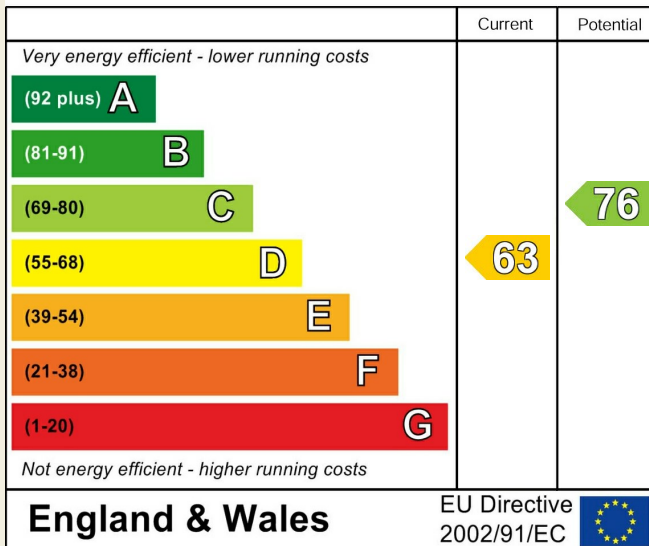
Reduced headroom

Below 5 ft/1.5 m

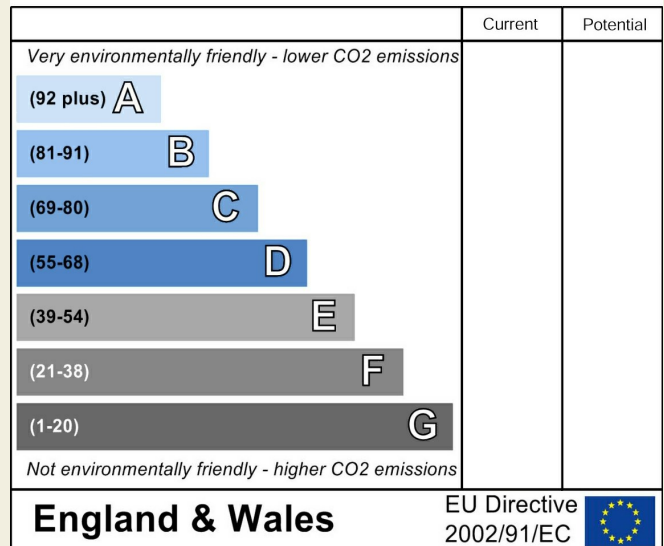
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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