



4 Bed House - Detached

76 Park Road, Duffield, Belper DE56 4GR

Price £465,000 Freehold



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& Company

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- Highly Appealing Detached Home with No Chain Involved
- Ecclesbourne School Catchment Area
- A Short Walk to Duffield Village Amenities
- Gas Central Heating & Double Glazing
- Lounge with Feature Fireplace
- Superbly Appointed Fitted Kitchen/Dining Room with Built-In Appliances
- Utility & Cloakroom
- Four Bedrooms & Fitted Family Bathroom/Shower Room
- Very Pleasant Manageable Gardens
- Driveway & Integral Garage

ECCLESBOURNE SCHOOL CATCHMENT AREA – This highly appealing detached home offers a perfect blend of comfort and convenience – Ideal choice for families or people wanting to downsize.

The heart of the home is undoubtedly the superbly appointed fitted kitchen and dining room, which comes complete with built-in appliances.

One of the standout features of this home is its proximity to Duffield village amenities, which are just a short walk away. Residents can enjoy the convenience of local shops, cafes, and recreational facilities, all within easy reach.

With no chain involved, this detached house is ready for you to move in and make it your own. Whether you are looking for a family home or a peaceful retreat, this property on Park Road is sure to impress.

The Location

The village of Duffield is extremely sought after with an excellent range of amenities including a varied selection of shops and schools including The Meadows and William Gilbert Primary Schools and the noted Ecclesbourne Secondary School. There is a regular train service to Derby City Centre which lies some five miles to the south of the village. The thriving market town of Belper is situated three miles north of the village and provides a more comprehensive range of shops and leisure facilities. Local recreational facilities within the village include squash, tennis, football, cricket and 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.

Accommodation

Ground Floor

Entrance Hall

13'5" x 6'11" (4.09 x 2.12)

With entrance door, wood effect floor, radiator and staircase leading to first floor.

Storage Cupboard

5'3" x 2'9" (1.61 x 0.86)

With light and coat hooks.

Lounge

13'3" x 10'10" (4.05 x 3.32)

With feature fireplace with inset living flame gas fire, radiator, internal sliding doors opening into living kitchen/dining room, double glazed window with fitted blind to front and internal door with chrome fittings.



Kitchen/Dining Room

23'10" x 10'10" (7.28 x 3.31)



Dining Area

With radiator, feature wallpaper wall, open space leading to kitchen area and double glazed French doors opening onto paved patio and rear garden.



Kitchen Area

With one and a half sink unit with mixer tap, wall and base fitted units with matching worktops, built-in Neff induction hob with downdraft extractor fan, integrated Neff dishwasher, integrated Neff microwave, integrated Neff electric fan assisted oven, tile flooring, radiator, concealed recycling bin cupboard, continuation of the worktops forming a useful breakfast bar area, spotlights to ceiling, double glazed window to rear with fitted blind and concealed worktop lights.



Rear Hallway

5'4" x 2'10" (1.65 x 0.87)

With half glazed side access door, tile flooring, radiator and spotlights to ceiling.

Utility

3'7" x 2'7" (1.10 x 0.80)

With plumbing for automatic washing machine, tile flooring, Baxi central heating boiler, spotlights to ceiling, double glazed window and internal door with chrome fittings.

Cloakroom

3'7" x 2'6" (1.11 x 0.77)

With low level WC, wash basin, radiator, tile flooring, spotlights to ceiling, double glazed window and internal door with chrome fittings.

First Floor Landing

8'3" x 7'8" (2.53 x 2.36)

With built-in cupboard, access to roof space and double glazed window with fitted blind to side.

Bedroom One

13'4" x 10'10" (4.08 x 3.31)

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



Bedroom Two

10'11" x 10'6" (3.34 x 3.21)

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



Bedroom Three

10'6" x 10'3" (3.21 x 3.13)

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



Study/Bedroom Four

6'11" x 6'4" (2.13 x 1.94)

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



Family Bathroom/Shower Room

7'1" x 6'9" (2.16 x 2.07)

With double shower cubicle with shower, fitted wash basin with fitted base cupboard underneath, low level WC, tile splashbacks, heated towel rail/radiator, spotlights to ceiling, extractor fan, double glazed window to rear with fitted blind, built-in bathroom cupboard with mirror front and internal door with chrome fittings.



Front Garden

To the front of the property is a low maintenance fore-garden with flower beds and brick retaining wall.

Side Access

With secure gate and paving slabs.

Rear Garden

To the rear of the property is a pleasant, manageable, enclosed rear garden laid to lawn with attractive patio providing a pleasant sitting out and entertaining space complemented by flower beds and enclosed by fencing.



Driveway

A tarmac driveway with block paved edges provides car standing spaces for two/three cars.

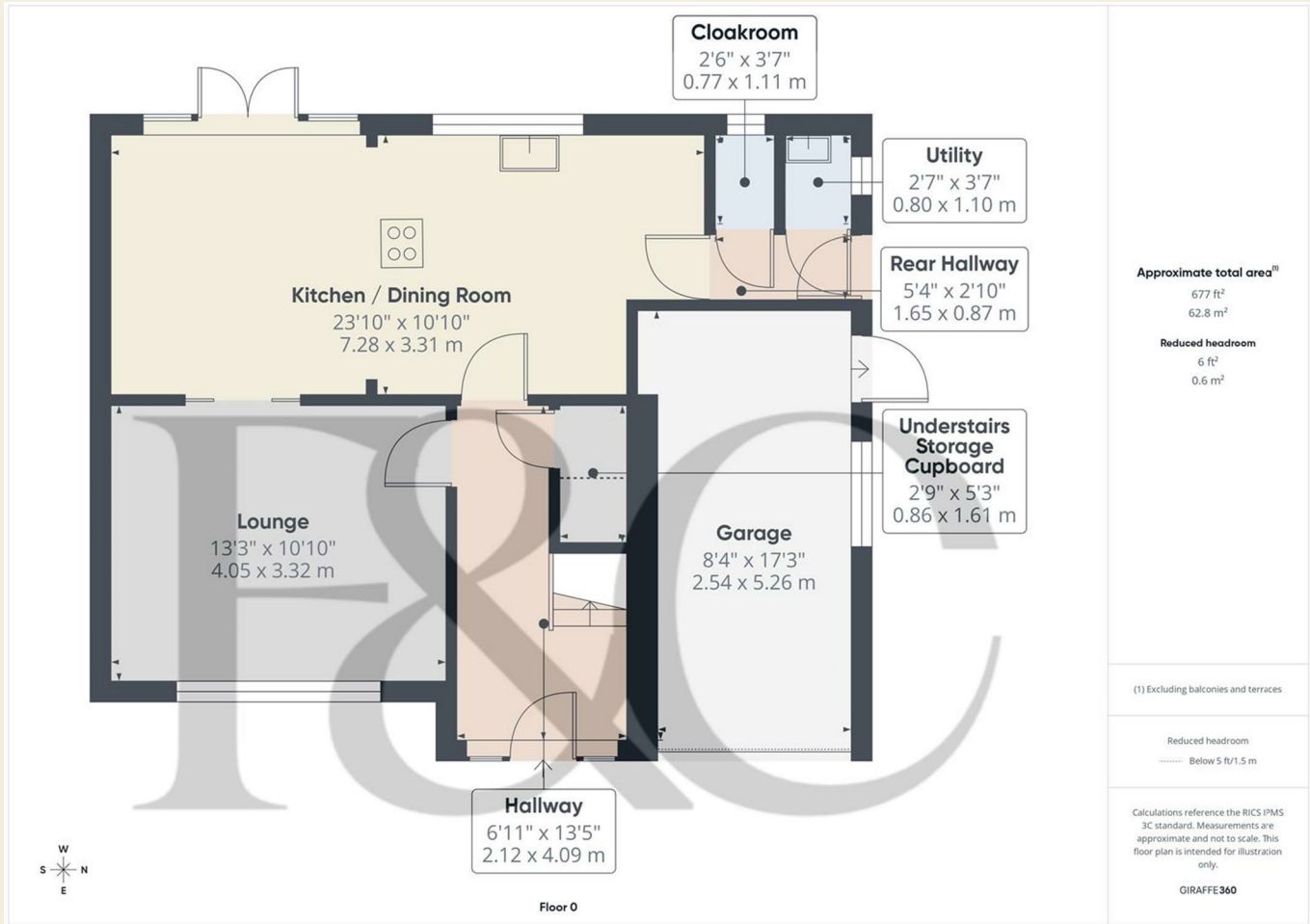
Integral Garage

17'3" x 8'3" (5.26 x 2.54)

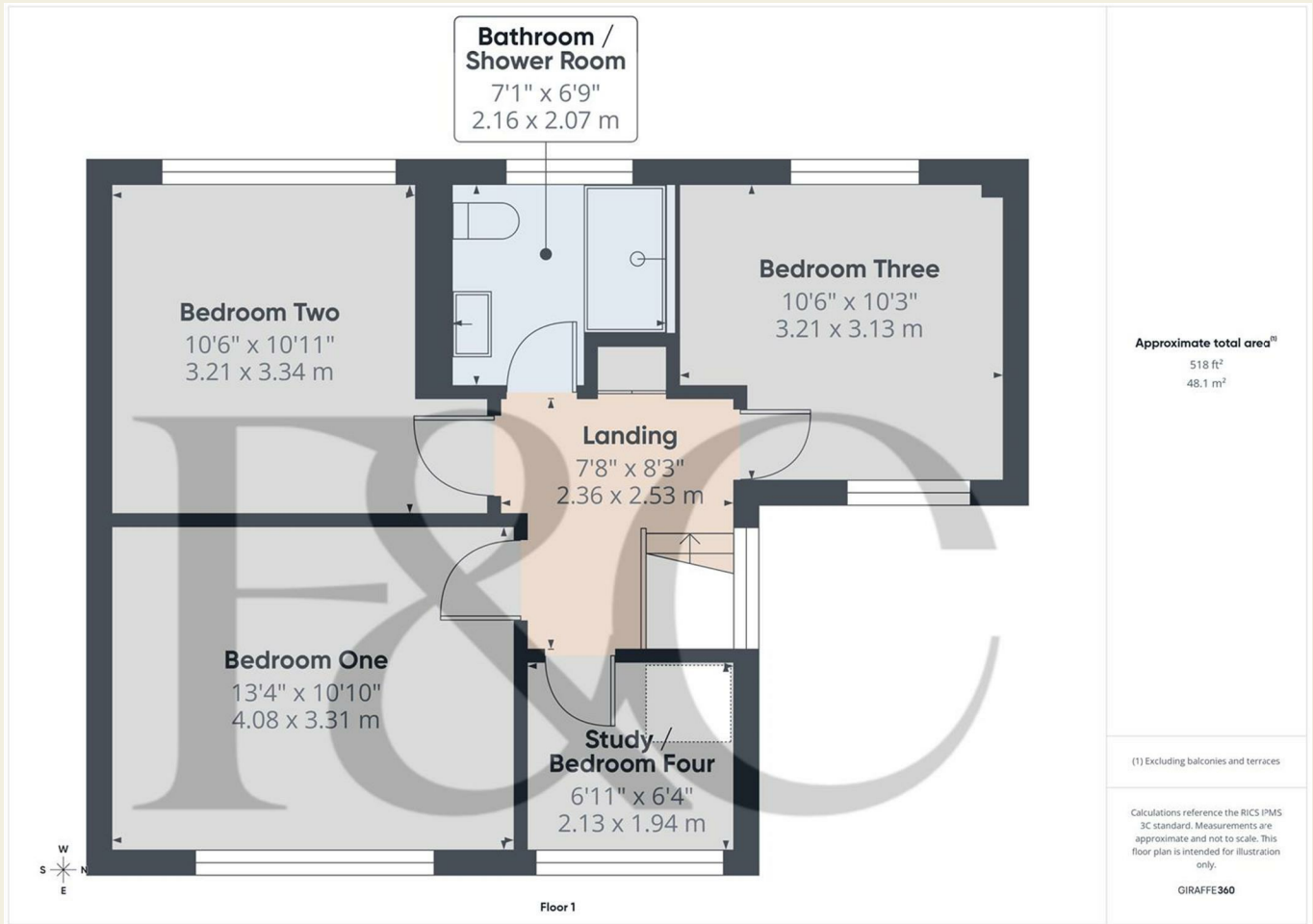
With concrete floor, power, lighting, double glazed side window, cold water tap, side personnel door and electric front door.



Council Tax Band E



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Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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