



4 Bed House - Detached

17c New Zealand Lane, Duffield, Belper DE56 4BZ
Offers Around £575,000 Freehold



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- Well Presented Detached Home in Duffield – Easy Access to Amenities
- Ecclesbourne School Catchment Area
- Lounge with Bay Window
- Living Kitchen/Dining Room with Bi-Folding Doors
- Utility & Cloakroom
- Four Bedrooms – Bedroom 4/Study
- En-suite & Family Bathroom
- Enclosed Side & Rear Gardens with Lawn & Patio
- Block Paved Driveway – Ev Car Charger – Garage with Electric Door
- Useful Boarded Roof Space/ Potential Loft Conversion (Bedroom 5)

ECCLESBOURNE SCHOOL CATCHMENT AREA – This well-presented detached home offers a perfect blend of modern living and convenience. The property boasts a contemporary design and is ideally situated with easy access to local amenities, making it a fantastic choice for families and professionals alike.

The property enjoys underfloor heating to the downstairs with a spacious living kitchen and dining room, which features bi-folding doors that seamlessly connect the indoor space with the outdoor area.

There are four well-proportioned bedrooms, including a versatile fourth bedroom that can easily serve as a study. The main bedroom benefits from an en-suite shower room and a family bathroom.

The home offers a useful boarded roof space/potential loft conversion/bedroom 5, ideal for storage or potential conversion, depending on your requirements.

The enclosed side and rear gardens provides a safe and private space for children to play or for you to enjoy a quiet moment outdoors. A block paved driveway provides car standing space for two cars and leads to a garage with electric door. Ev car charger.

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

Storm Porch

With entrance door opening into the entrance hall.

Entrance Hall

15'11" x 7'11" (4.86 x 2.43)

With oak flooring with underfloor heating, wood skirting boards and architraves, spotlights to ceiling, inset doormat, burglar alarm control panel, featured staircase with glass balustrade leading to first floor and side double glazed window with fitted blind.



Cloakroom

5'9" x 4'0" (1.76 x 1.23)

With low level WC, fitted wash basin with chrome fittings with fitted base cupboard underneath, oak flooring with under floor heating, wood skirting boards and architraves, double glazed side window, spotlights to ceiling, extractor fan and internal oak veneer door with chrome fittings.



Lounge

14'4" x 12'11" (4.39 x 3.94)

With oak flooring with underfloor heating, wood skirting boards and architraves, spotlights to ceiling, double glazed Bay window to front with internal plantation shutters, internal oak veneer door with chrome fittings and double opening oak veneer door with chrome fittings opening into kitchen/dining room.



Kitchen/Dining Room

21'2" x 14'0" (6.47 x 4.27)



Dining Area

With oak wood flooring with underfloor heating, wood skirting boards and architraves, spotlights to ceiling, featured double glazed bifolding doors opening onto sun patio and garden, open space into kitchen area and internal oak veneer door with chrome fittings.



Kitchen Area

With inset sink unit with chrome mixer tap, wall and base fitted units with attractive matching worktops, built-in four ring gas field with built-in electric fan assisted oven, extractor hood, integrated fridge freezer, integrated dishwasher, continuation of the worktops forming a useful breakfast bar area, tiled flooring with underfloor heating, kick board display lighting, concealed worktop lights, spotlights to ceiling, open space into dining area and oak veneer door with chrome fittings opening into utility room.



Utility Room

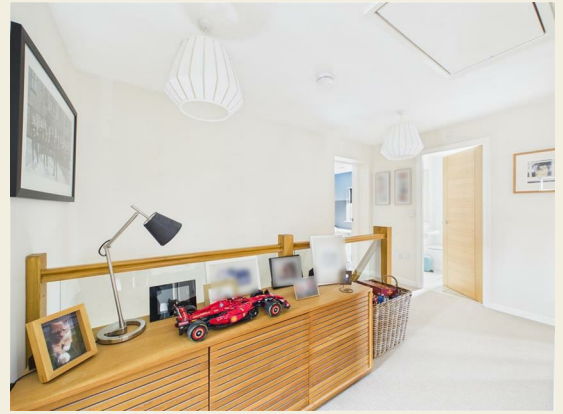
5'11" x 4'0" (1.81 x 1.23)

With plumbing for automatic washing machine, space for tumble dryer, fitted worktop, wall cupboard, central heating boiler, tiled flooring with underfloor heating, spotlights to ceiling and door giving access to garden.

First Floor Landing

13'1" x 7'11" (4.00 x 2.42)

With continuation of the attractive glass balustrade, radiator and access to roof space.



Bedroom One

13'0" x 13'0" (3.97 x 3.97)

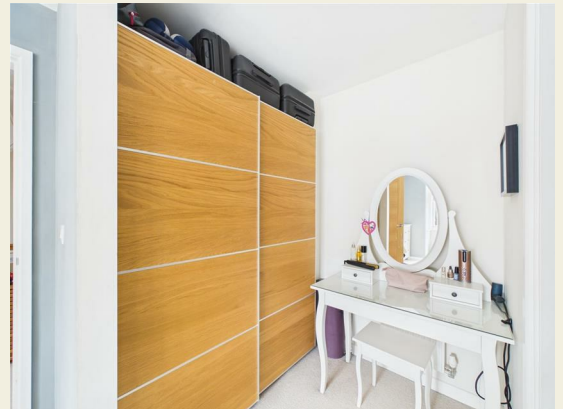
With radiator, double glazed bay window with fitted blind to front and internal oak veneer door with chrome fittings.



Dressing Room Area

6'3" x 5'6" (1.92 x 1.70)

With radiator, free standing double wardrobe (included in the sale) and internal oak veneer door leading into en-suite.



En-Suite

6'2" x 5'5" (1.89 x 1.67)

With separate shower cubicle with shower, wash basin with fitted base cupboard underneath, low level WC, tiled walls with tiled flooring, heating chrome towel rail/radiator, spotlights to ceiling, wall mounted circular illuminated mirror, extractor fan and internal oak veneer door.



Bedroom Two

15'5" x 8'8" (4.72 x 2.65)

With radiator, double glazed window with fitted blind to front, double glazed window with fitted blind to rear, freestanding double wardrobe (included in the sale) and internal oak veneer door with chrome fittings.



Bedroom Three

12'9" x 9'5" (3.90 x 2.89)

With radiator, free standing double wardrobe (included in the sale), double glazed window to rear and internal oak veneer door with chrome fittings.



Bedroom Four/Study

8'0" x 6'4" (2.44 x 1.94)

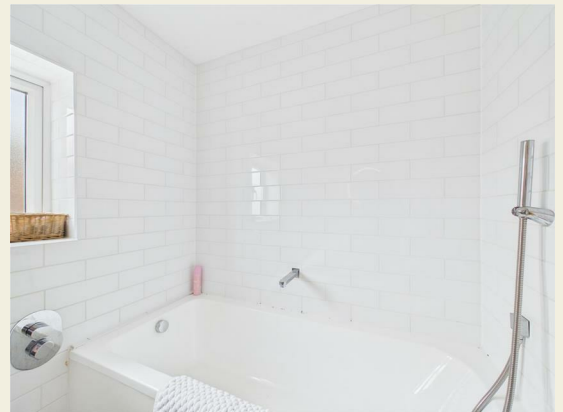
With radiator, double glazed window with fitted blind to front and internal oak veneer door with chrome fittings.



Family Bathroom

7'1" x 5'11" (2.18 x 1.82)

With bath with chrome fittings including deluge shower, fitted wash basin with chrome fittings, low level WC, tiled walls, tiled flooring, heated chrome towel rail/radiator, illuminated circular mirror, spotlights to ceiling, double glazed obscure window to rear and internal oak veneer door with chrome fittings.



Roof Space

21'3" x 12'1" (6.49 x 3.70)

A boarded roof space provides good storage with insulated walls, two double glazed Velux style windows, power and lighting and access via a loft ladder. Potential loft conversion / bedroom 5.

Front Garden

The property is set back from the pavement edge by a well-stocked fore garden with a varied selection of shrubs, hedgerow and lavender plants.

Rear & Side Garden

The property enjoys gardens to the rear and side which are nicely enclosed by fencing. The rear garden is laid to lawn with inset gravel beds with screening trees and patio/ terrace area providing a pleasant sitting out and entertaining space, cold water tap, lights and rear access door giving access to the garage.

The side garden continues with the patio/ terrace area providing a pleasant sitting out and entertaining space complemented by raised beds with sleepers and artificial turf for young children. Side access gate.



Driveway

A double width, block paved driveway provides car standing spaces for two vehicles. Ev car charger.

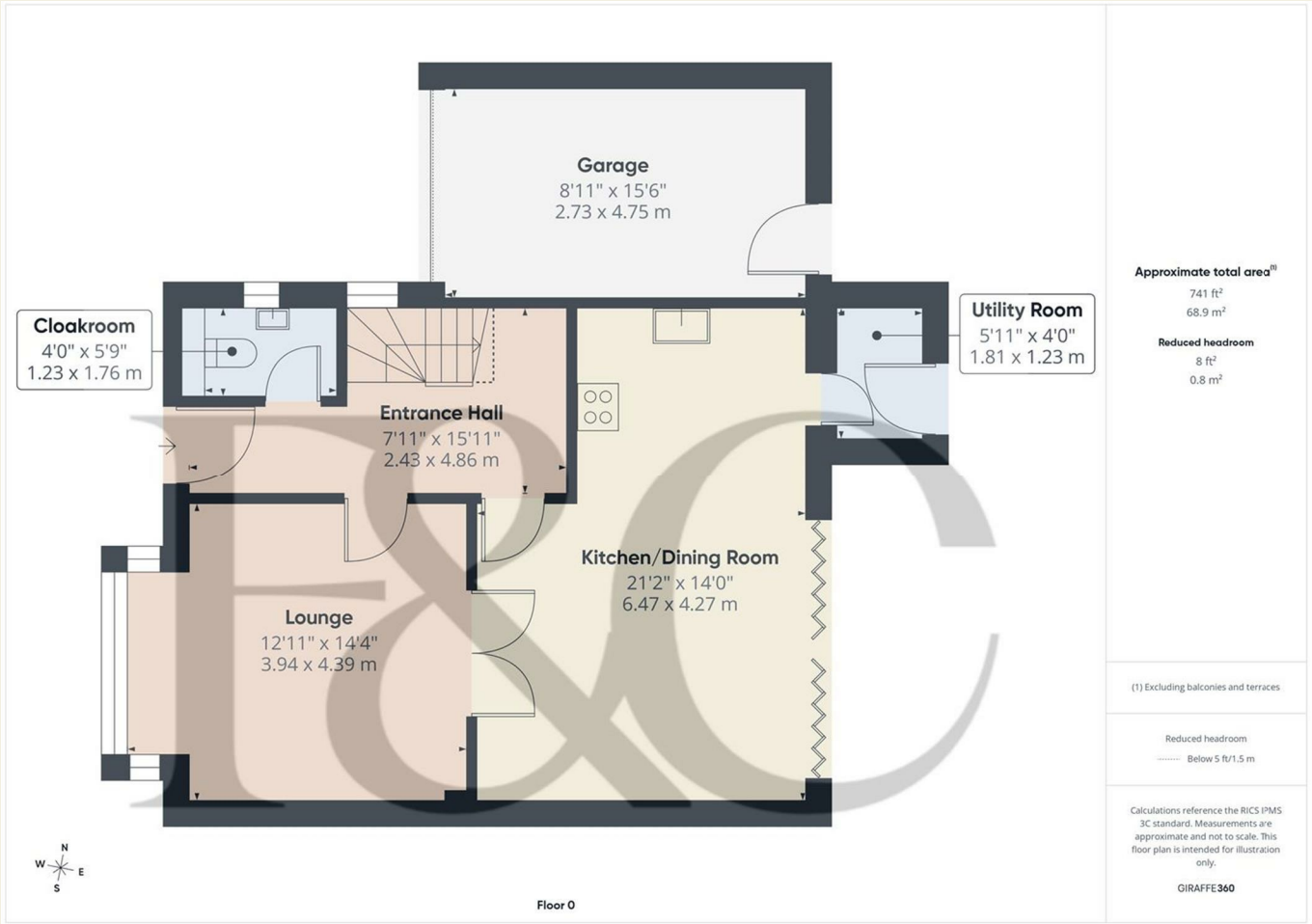
Garage

15'7" x 8'11" (4.75 x 2.73)

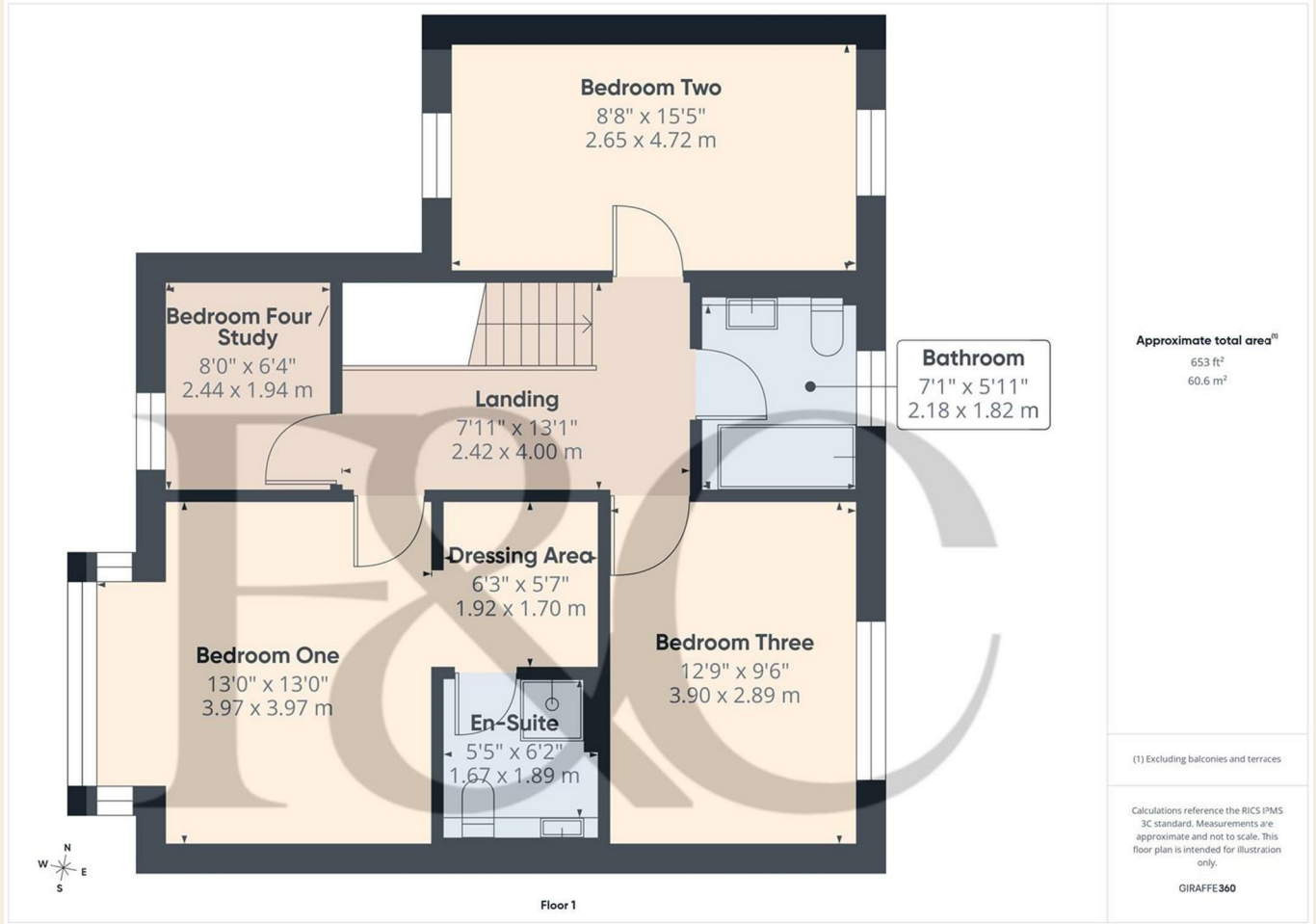
With concrete floor, power, lighting, rear door giving access to garden and electric up and over front door.



Council Tax Band - E
Amber Valley



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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		
	75	83
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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