



### 3 Bed House - Semi-Detached

70 Meadow Vale, Duffield, Belper DE56 4DG

Offers Around £369,950 Freehold

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**Fletcher**  
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- Beautiful Extended Family Semi-Detached Home
- Ecclesbourne School Catchment Area
- Gas Central Heating & Double Glazing
- Lounge with Log Burner & Dining Room
- Superbly Appointed Extended Fitted Kitchen/Dining Room
- Three Generous Sized Bedrooms
- Fitted Family Bathroom with Shower & Fitted Downstairs Cloakroom/WC
- Landscaped Private Garden
- Large Gravelled Driveway for Three/Four Cars
- Pleasant Open Views to Rear

ECCLESBOURNE SCHOOL CATCHMENT AREA – Beautiful extended three bedroom semi-detached family home with private garden and benefits from open views to rear, located in the popular village of Duffield.

The property is extremely well maintained throughout and benefits from gas central heating and double glazed living accommodation. In brief, the accommodation consists of entrance hall with staircase leading to first floor, cloakroom/WC, lounge with log burner, separate dining room and superbly appointed extended fitted living kitchen/dining room with French doors opening onto private rear garden. The first floor landing leads to three generous sized bedrooms and well appointed fitted family bathroom in white with chrome shower.

The property benefits from a private landscaped enclosed rear garden laid to lawn with several raised decking areas providing a pleasant sitting out and entertaining space complemented by two timber garden sheds. The rear garden enjoys pleasant open views across school playing fields and countryside.

A large sweeping gravelled driveway provides car standings spaces for three/four cars.

#### The Location

The village of Duffield provides an excellent range of amenities including a varied selection of shops and schools including the Meadows and 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. The thriving market town of Belper is situated 3 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, cricket, football, rugby 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.

#### Accommodation

##### Ground Floor

### Entrance Hall

16'9" x 5'10" (5.13 x 1.78)

With entrance door with inset triangular shaped window, wood effect flooring, high ceiling, radiator and staircase leading to first floor.

### Cloakroom/WC

5'6" x 3'1" (1.69 x 0.94)

With low level WC, corner washbasin with chrome fittings with fitted base cupboard underneath, matching wood effect flooring, high ceiling, double glazed obscure window and internal panelled door.

### Lounge

16'9" x 10'11" (5.12 x 3.33)

With chimney breast with log burner, high ceiling, radiator, double glazed window with aspect over garden and internal oak veneer door with chrome fittings.



## Dining Room

10'9" x 9'10" (3.30 x 3.00)

With chimney breast, high ceiling, radiator, matching wood effect flooring, double glazed window overlooking private rear garden and internal oak veneer door with chrome fittings.



## Living Kitchen/Dining Room

15'3" x 13'1" (4.65 x 3.99)

### Kitchen Area

With one and a half sink unit with chrome mixer tap, wall and base fitted units with matching worktops, Range style cooker (included in the sale) with extractor hood over, integrated dishwasher, continuation of the worktops forming a useful breakfast bar area, matching wood effect flooring, high ceiling, spotlights to ceiling, double glazed window and open space leading into dining area.



### Dining Area

With feature double glazed French doors opening onto raised decking and private rear garden, pleasant far-reaching views, radiator and open space leading into kitchen area.



### Utility/Laundry Area

With fitted cupboard with matching worktop, concealed plumbing for automatic washing machine, matching wood effect flooring, high ceiling, radiator, double glazed window, open space leading into dining and kitchen area and internal oak veneer door with chrome fittings.



### First Floor

#### Landing

With access to roof space and double glazed window.

## Bedroom One

13'11" x 9'10" (4.26 x 3.02)

With chimney breast with feature display character fireplace, high ceiling, built-in wardrobe with cupboard above, radiator, double glazed window with aspect to front and internal panelled door.



## Bedroom Two

10'10" x 6'7" (3.32 x 2.01)

With built-in double wardrobe with cupboard above, high ceiling, built-in cupboard housing the Worcester boiler, radiator, double glazed window to rear with beautiful open views and internal panelled door.



### Bedroom Three

10'9" x 9'10" (3.30 x 3.02)

With feature wallpapered wall, high ceiling, radiator, double glazed window with aspect to front and internal panelled door.



### Family Bathroom

6'5" x 5'6" (1.97 x 1.68)

With bath with chrome fittings with chrome shower over and shower screen door, fitted washbasin with chrome fittings and fitted base cupboard underneath, low level WC, fully tiled walls with matching tiled flooring, high ceiling, heated chrome towel rail/radiator, extractor fan, double glazed window with fitted blind and internal panelled door.



### Front Garden

To the front of the property is a low maintenance gravelled garden with well stocked beds, brick retaining wall and hand gate.

## Rear Garden

Being of a major asset and sale to this particular property is its landscaped private rear garden backing onto school playing fields with far-reaching countryside views. The garden is a level lawned garden with a varied selection of shrubs, plants and large raised decking area providing a pleasant sitting out and entertaining space. There are two further raised decking areas for seating and two timber sheds.

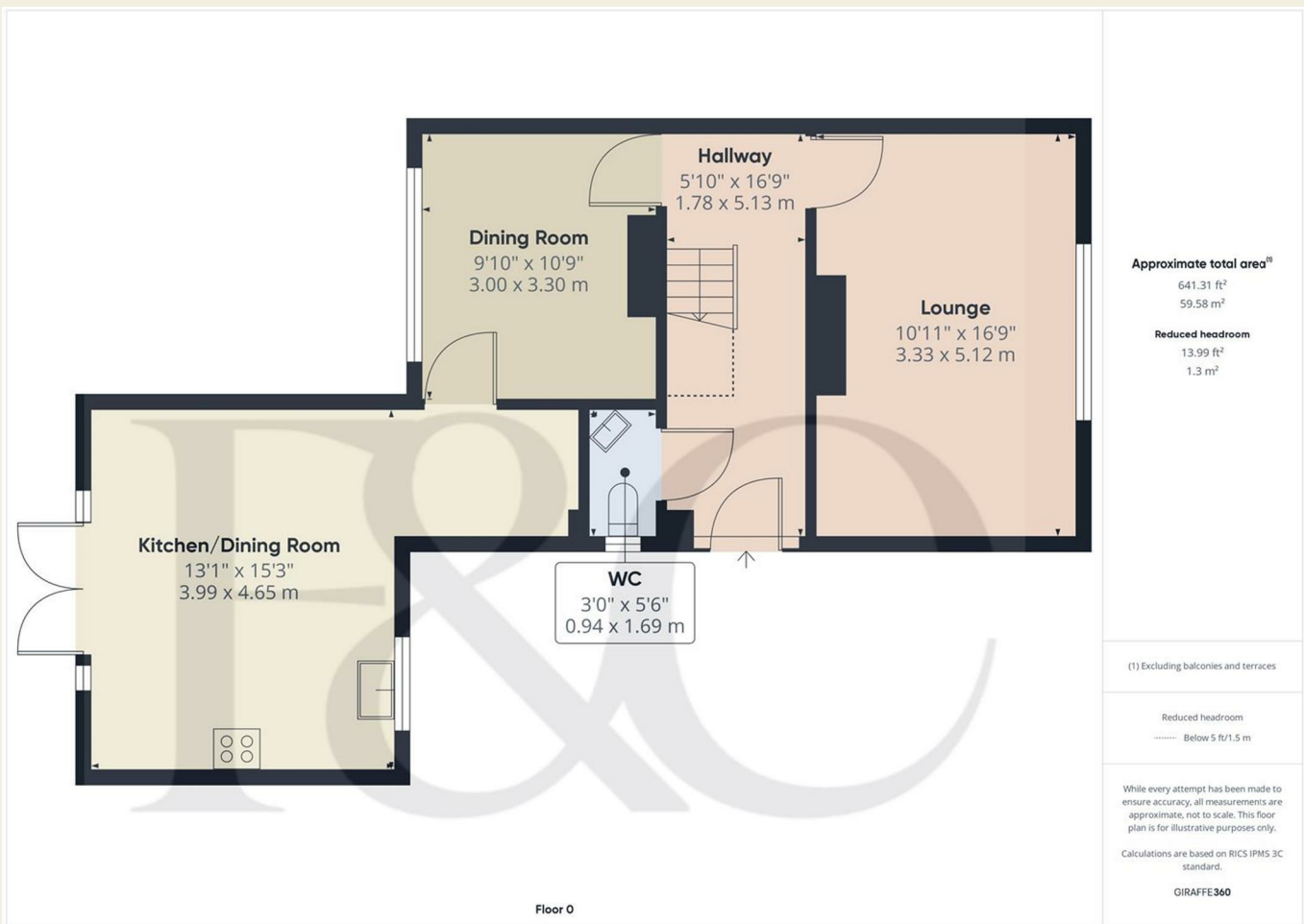


## Large Driveway

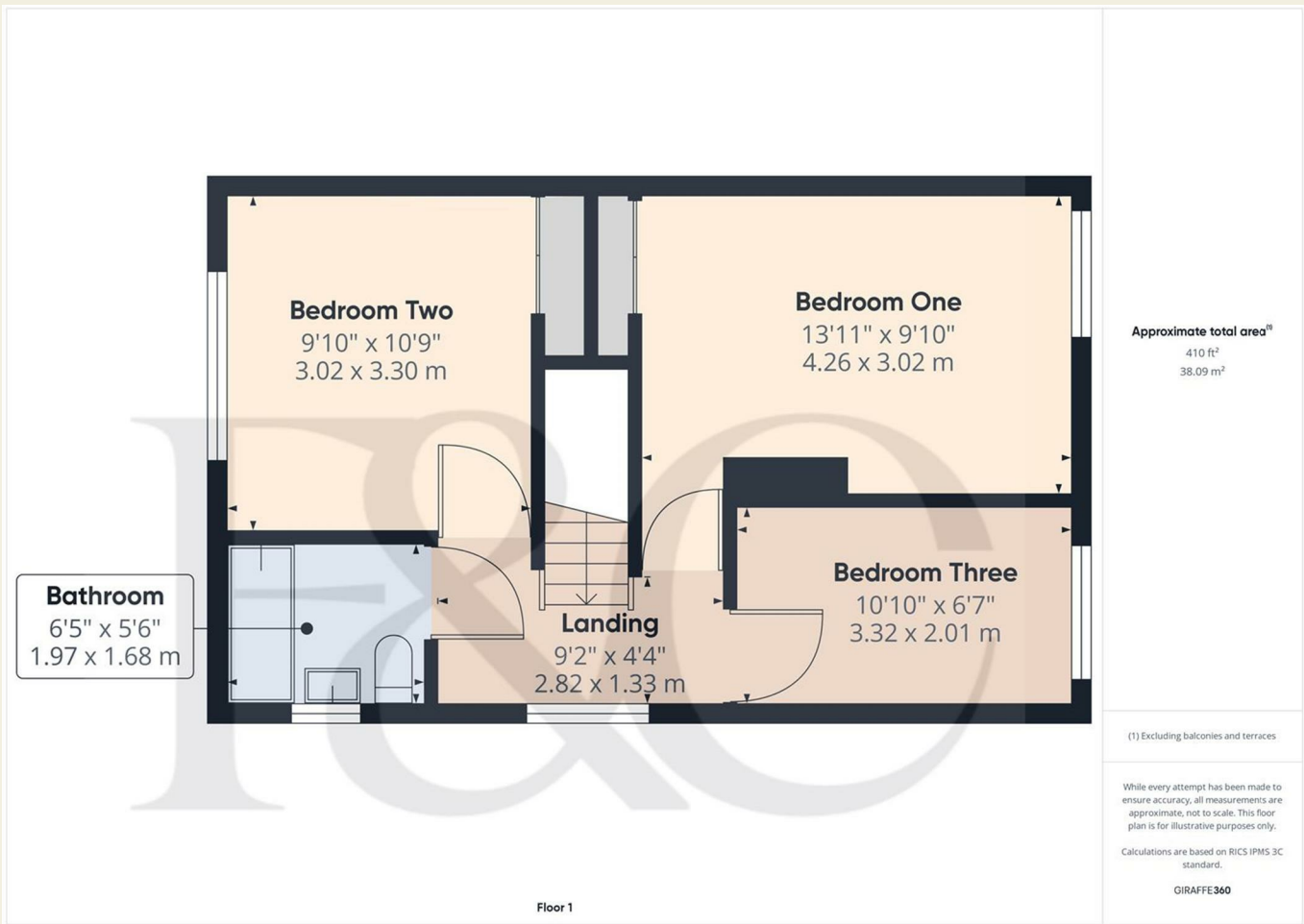
A large gravelled driveway provides car standing spaces for three/four cars.

Council Tax - C

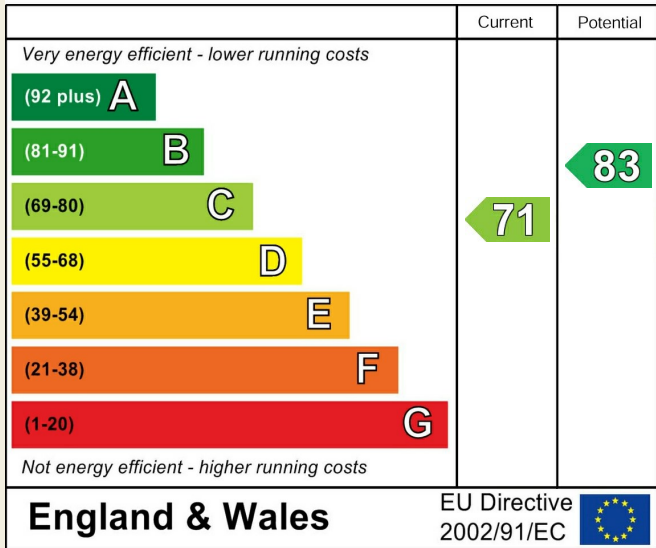
Amber Valley



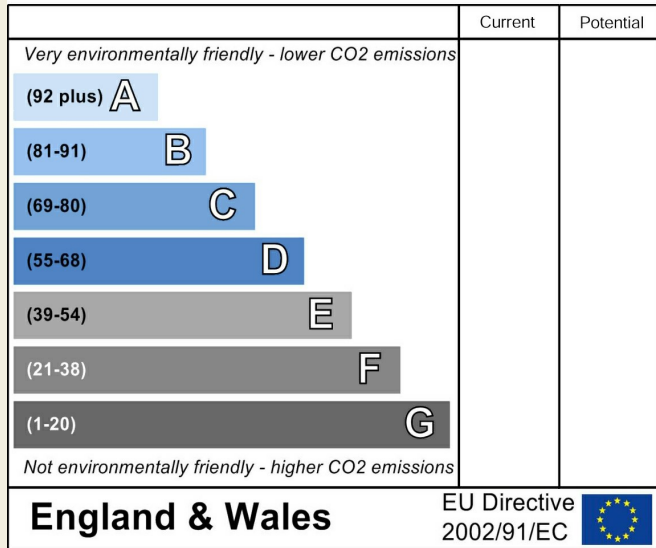
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### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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