



## 4 Bed House - Detached

2 Castle View, Duffield, Belper DE56 4DN  
Offers Around £525,000 Freehold



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**Fletcher  
& Company**

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- Highly Appealing Detached Property
- Ecclesbourne School Catchment Area
- A Short Walk to Duffield Village Amenities
- Lounge, Family/Playroom
- Dining Room, Conservatory
- Living Kitchen/Dining Room, Utility
- Four Double Bedrooms
- Two En-Suites & Family Bathroom
- South-Facing Garden, Timber Shed
- Large Block Paved Driveway & Attached Garage

ECCLESBOURNE SCHOOL CATCHMENT AREA – A four bedroom detached property with garage and south-facing garden located in the very sought-after village of Duffield.

#### 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, rugby 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

##### Recessed Storm Porch

With oak pillar, outside light and entrance door opening into entrance hall.

##### Entrance Hall

15'7" x 6'0" (4.76 x 1.85)

With wood flooring, radiator and staircase leading to first floor with under-stairs storage cupboard.

##### Cloakroom

7'2" x 2'6" (2.19 x 0.77)

With low level WC, fitted washbasin, tiled splash-backs with matching tiled flooring, radiator and extractor fan.

## Lounge

17'6" x 11'7" (5.34 x 3.55)

With stone fireplace with surrounds with inset living flame gas fire and raised stone hearth, two radiators, internal double opening doors opening into dining room and triple glazed bay window to front.



## Family/Playroom

16'2" x 7'8" (4.95 x 2.35)

With radiator triple glazed window with internal plantation shutter blinds.

## Dining Room

14'9" x 10'0" (4.50 x 3.06)

With radiator, double opening internal doors opening into lounge and triple glazed bi-folding doors opening onto Indian stone paved patio and south-facing rear garden.



## Living Kitchen/Dining Room



### Dining Area

7'3" x 7'3" (2.22 x 2.21)

With double built-in electric fan assisted ovens, Samsung American style fridge/freezer (negotiable on sale), radiator, useful built-in storage cupboard, solid oak breakfast bar, double glazed French doors opening into conservatory and open space leading into kitchen area.

### Kitchen Area

11'5" x 9'11" (3.49 x 3.04)

Fitted by Kedleston Interiors with inset one and a half, stainless steel sink unit with mixer tap, wall and base units with matching Quartz worktops, Fisher & Paykel dishwasher (negotiable on sale), Siemens Domino hob with a combination of induction wok and gas hob with extractor hood over, wine cooler (negotiable on sale), concealed worktop lights, radiator, spotlights to ceiling, internal triple glazed window, open square archway leading into dining area and integral door giving access to utility.

### Utility

7'8" x 5'4" (2.36 x 1.64)

With single stainless steel sink unit with mixer tap, matching wall and base units, solid oak worktop, plumbing for automatic washing machine, radiator and side access door.



### Large Conservatory

20'8" x 9'4" (6.32 x 2.87)

A brick-built base conservatory with double glazed windows and matching double glazed French doors opening onto Indian stone paved patio and south-facing rear garden, power lighting and two electric heaters.



### First Floor

#### Landing

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

### Double Bedroom One

14'2" x 12'0" (4.32 x 3.68)

With wardrobes, radiator and triple glazed window.



### En-Suite Wet Room

6'4" x 5'5" (1.94 x 1.66)

Fitted by Kedleston Interiors with walk-in shower with chrome fittings including shower, circular washbasin with chrome fittings, low level WC, fully tiled walls with matching tiled flooring, radiator, display alcoves, spotlights to ceiling, extractor fan and triple glazed obscure window.



### Double Bedroom Two

13'8" x 8'9" (4.18 x 2.68)

With radiator and triple glazed window.



### En-Suite

8'4" x 2'8" (2.56 x 0.82)

With separate shower cubicle with chrome fittings including shower, fitted washbasin with chrome fittings, heated chrome towel rail/radiator, tiled splash-backs, tiled flooring and extractor fan.



### Double Bedroom Three

13'6" x 7'11" (4.13 x 2.43)

With radiator and triple glazed window.



### Double Bedroom Four

12'7" x 8'0" (3.84 x 2.44)

With radiator and triple glazed window.

### Family Bathroom

7'10" x 5'10" (2.39 x 1.79)

Fitted by Kedleston Interiors with large bath with chrome fittings including mixer tap/hand shower attachment, circular washbasin with chrome fittings, low level WC, fully tiled walls, tiled flooring, large fitted mirror, inset lighting, display alcoves, spotlights to ceiling, radiator, extractor fan and triple glazed window.



## Garden

The property benefits from a large south-facing garden enjoying shaped lawns, a varied selection of shrubs, plants, trees and Indian stone sun patio. Timber shed (included in the sale).



## Driveway

A large block paved driveway provides car standing spaces for approximately five cars.



## Attached Garage

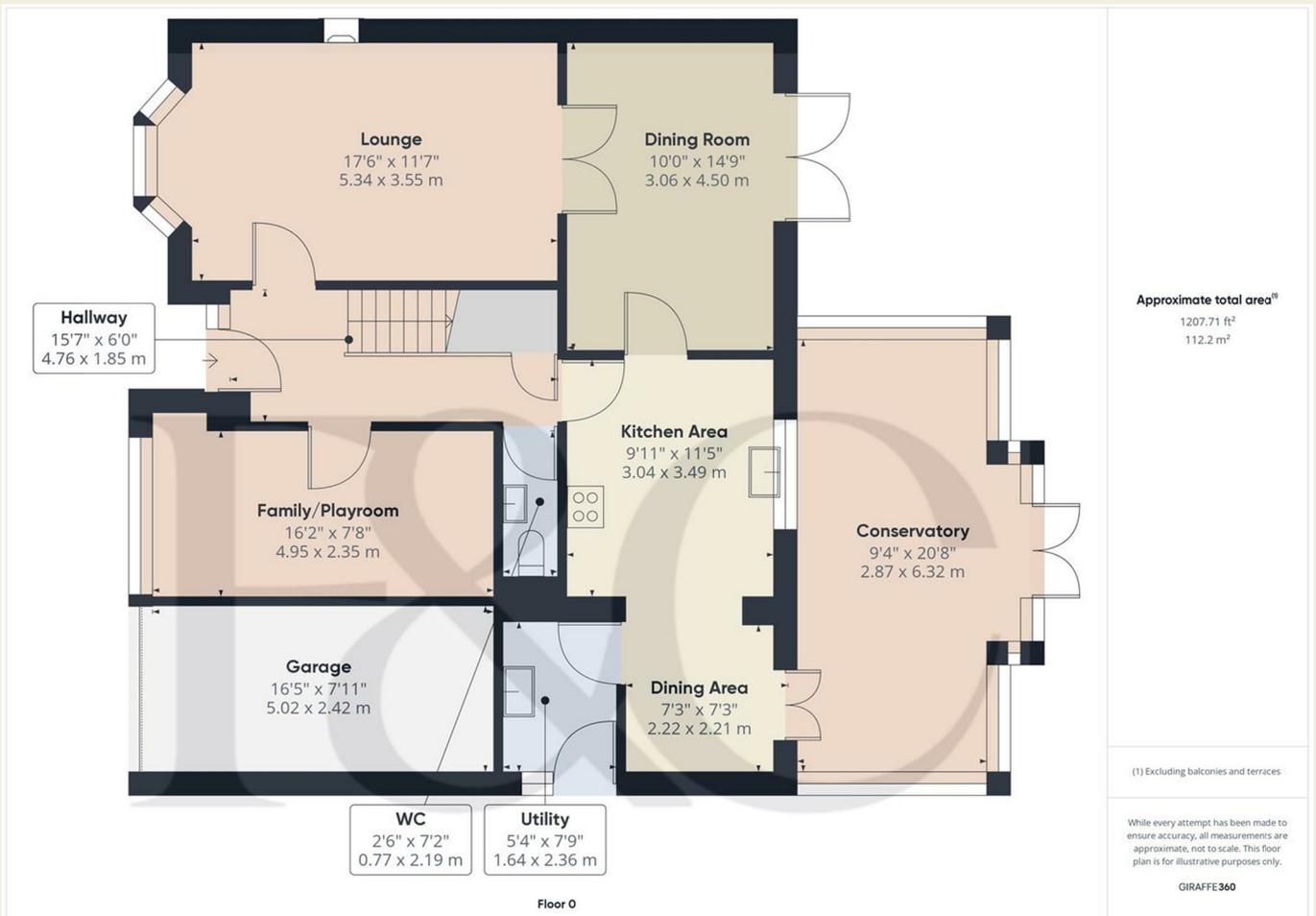
16'5" x 7'11" (5.02 x 2.42)

With power, lighting and up and over door.

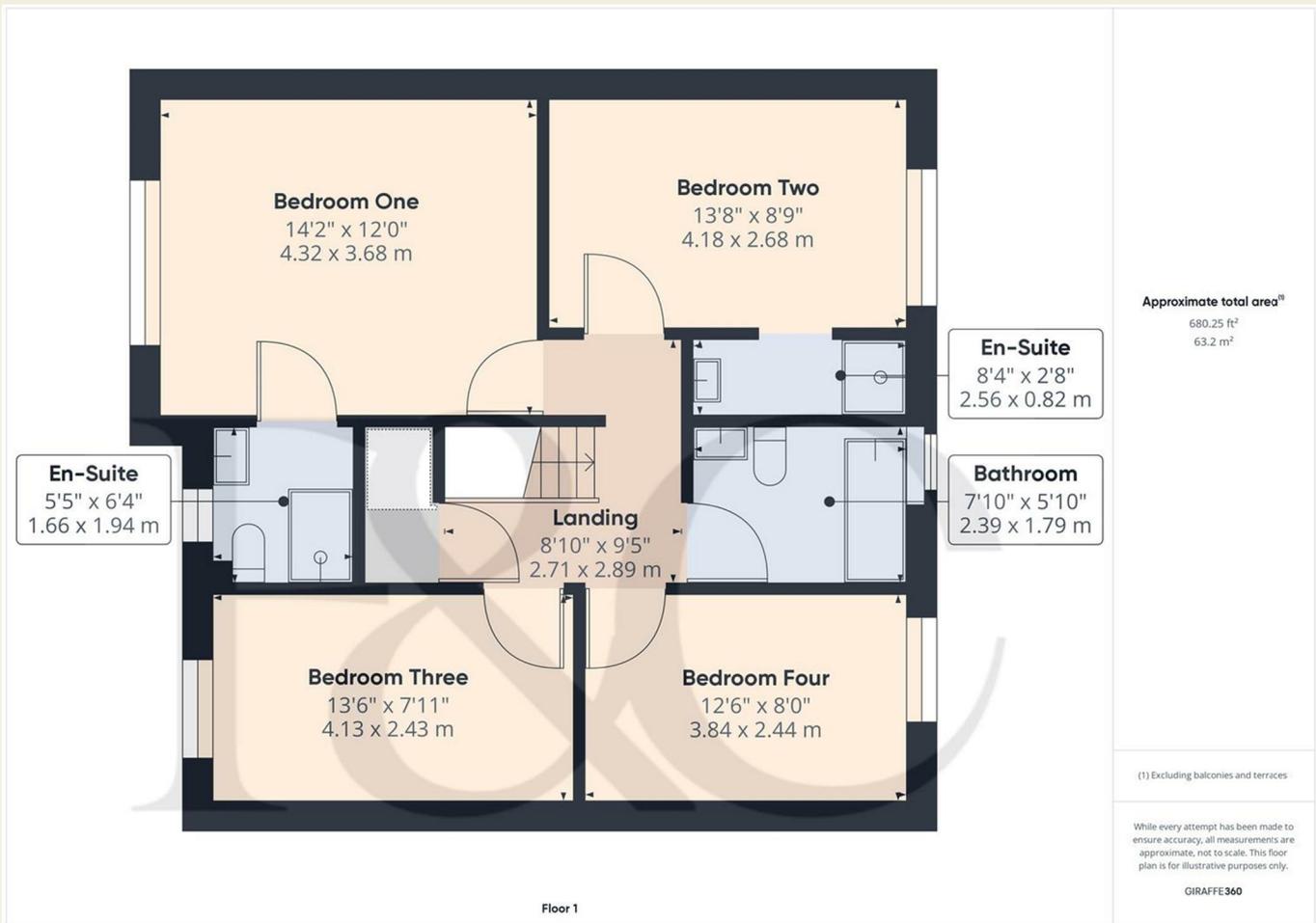


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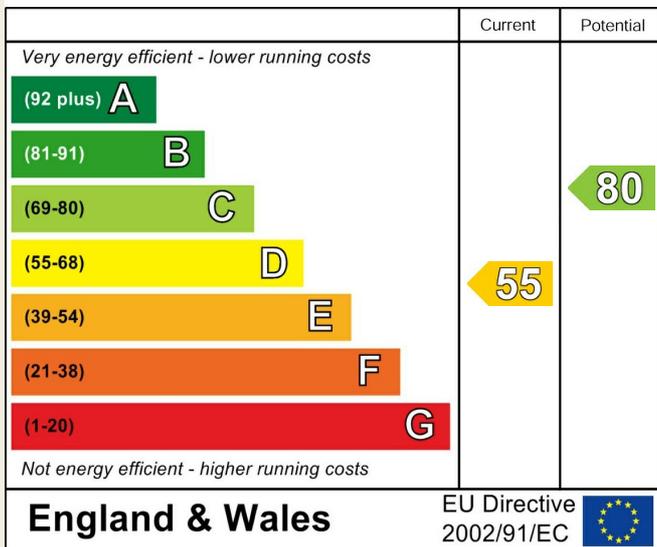
Amber Valley



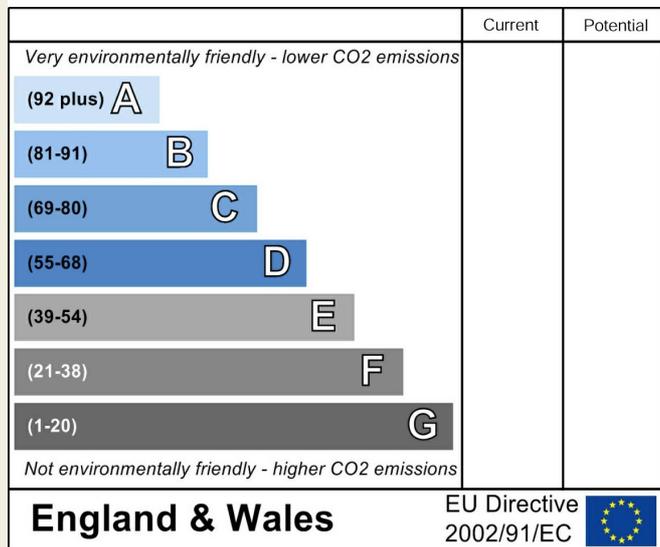
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### Energy Efficiency Rating



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



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