



3 Bed House - Semi-Detached

17 Holloway Road, Duffield, Belper DE56 4FE
Offers Around £349,950 Freehold

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- Rare to the Open Market Semi-Detached Family Home
- Ecclesbourne School Catchment Area
- Requiring Full Modernisation - Excellent Potential
- Potential to Extend to the Side and Rear (Subject to Planning Permission)
- Lounge & Kitchen/Dining Room
- Three Bedrooms & Bathroom
- Generous Size Sunny Gardens
- Block Paved Driveway - Easy Car Parking
- Garage
- Open Views to Rear - Walking Distance to Duffield Amenities

LOOKING FOR A PROJECT ? This semi-detached family home presents a rare opportunity for those seeking a project and is rare to the open market. This home is perfect for buyers looking to create their dream space, as it requires full refurbishment.

The potential for extension to the side and rear offers exciting possibilities for expansion, subject to obtaining the necessary planning permission.

Ecclesbourne School Catchment Area.

The Location

The village of Duffield provides an excellent range of amenities including a varied selection of shops, post office, library, historic St Alkmund's Church and a selection of good restaurants, medical facilities and schools including The Meadows, William Gilbert Primary Schools and the noted Ecclesbourne Secondary School. There is a regular train service into Derby City centre which lies some 5 miles to the south of the village. Local recreational facilities within the village include squash, tennis, cricket, football, 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 and is surrounded by beautiful countryside.

Accommodation

Ground Floor

Entrance Hall

Front door and stairs leading to first floor.

Lounge

15'9" x 11'2" (4.81 x 3.42)

With radiator, double glazed window to front and double glazed sliding door to rear.



Kitchen/Dining Room

15'10" x 11'8" (4.83 x 3.58)

With one and a half stainless steel sink unit with mixer tap, wall and base cupboards, worktops, plumbing for washing machine, radiator, double glazed window to front, double glazed window to rear and double glazed rear access door.



Cloakroom

5'0" x 2'11" (1.53 x 0.91)

With WC.

Lean To

13'3" x 5'10" (4.06 x 1.79)

With door going to garden and door going to garage.

First Floor Landing

9'4" x 7'3" (2.85 x 2.23)

With radiator, access to roof space and double glazed window to rear.

Bedroom One

11'0" x 9'10" (3.37 x 3.01)

With radiator and double glazed window to front.



Bedroom Two

11'7" x 8'0" (3.54 x 2.44)

With radiator and double glazed window to front.



Bedroom Three

8'5" x 7'3" (2.58 x 2.21)

With radiator and double glazed window to rear.



Bathroom

7'7" x 5'5" (2.32 x 1.67)

With electric shower, wash basin, WC, heated chrome towel rail/radiator and double glazed window to rear.



Front Garden

The property is set back from the pavement edged behind a lawn fore-garden with stone walling.

Rear Garden

To the rear of the property is a sunny Westerly facing generous sized, lawn garden backing on to recreational park.



Brick Store

5'11" x 3'0" (1.82 x 0.92)

With latch door.



Driveway

A block paved driveway provides car standing spaces for three/four cars.

Garage

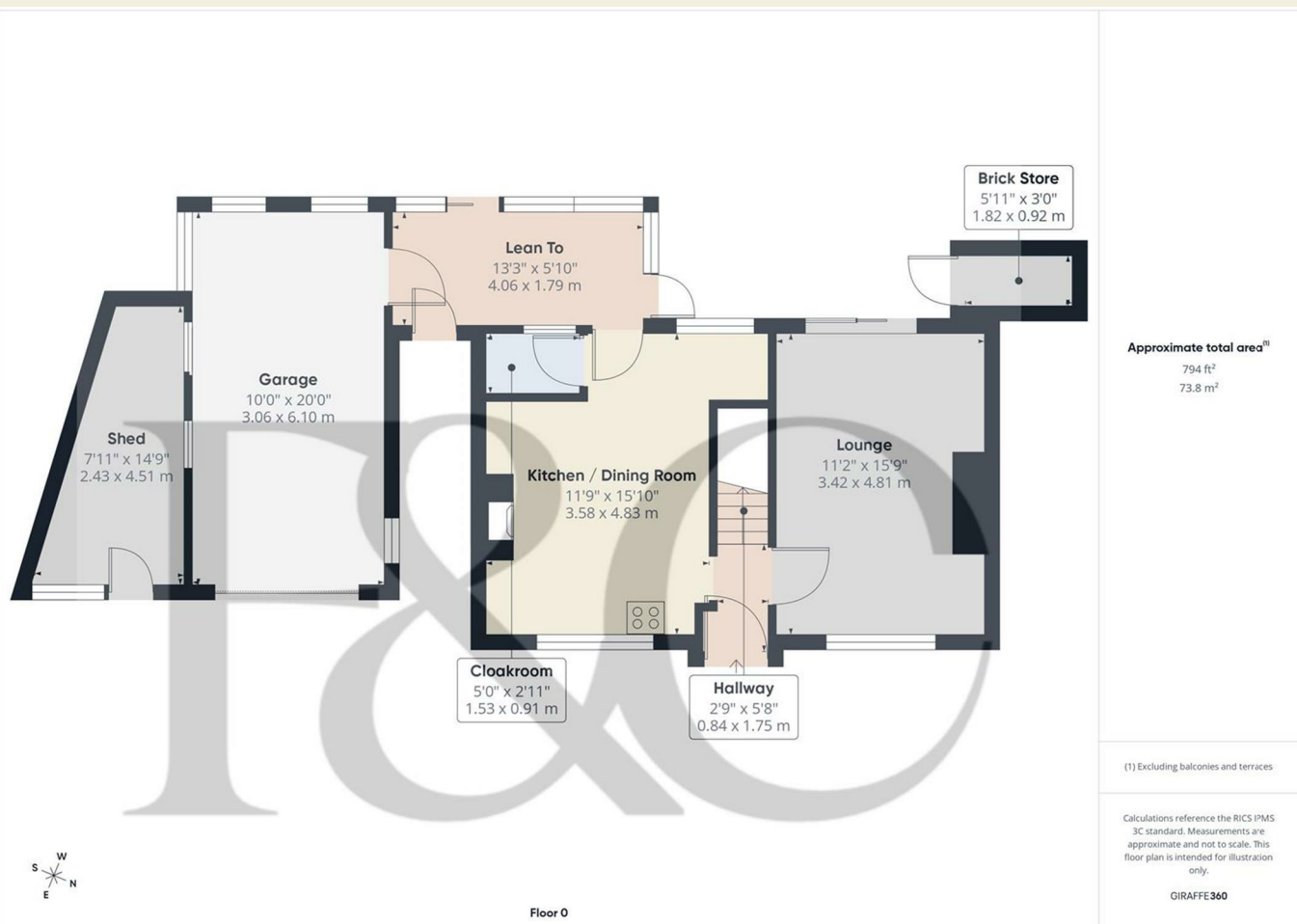
20'0" x 10'0" (6.10 x 3.06)

With up and over door.

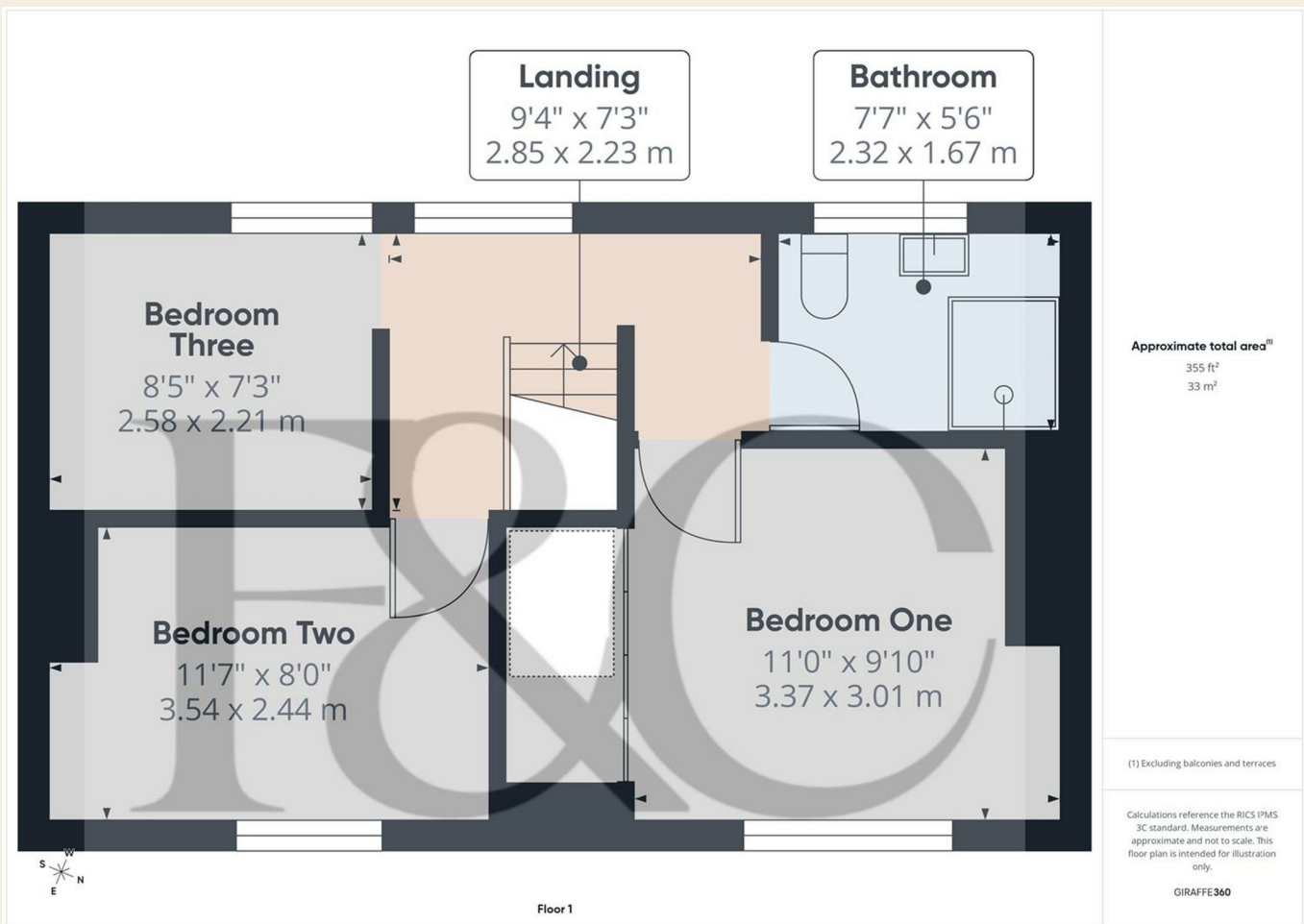
Attached Shed

14'9" x 7'11" (4.51 x 2.43)

Council Tax Band - C
Amber Valley



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



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	63	75
(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		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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