



## 5 Bed House - Detached

8 Chestnut Close, Duffield, Belper DE56 4HD  
Offers Around £725,000 Freehold



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**Fletcher**  
& Company

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- Spacious Family Detached Home
- Ecclesbourne School Catchment Area
- Popular Location – A Short Walk into Duffield Village & Amenities
- Lounge & Family Room/Study
- Living Kitchen/Dining Room
- Utility Room & Cloakroom
- Five Generous Sized Bedrooms
- Two En-Suites & Family Bathroom
- Pleasant Front & Rear Gardens
- Driveway & Garage Space (Subject to Planning Permission)

ECCLESBOURNE SCHOOL CATCHMENT AREA – This five bedroom detached house offers a perfect blend of space and comfort for family living. With a generous 2,191 square feet of well-designed accommodation, this property is ideal for those seeking a spacious family home.

#### 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 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

12'8" x 5'5" (3.87 x 1.67)

With entrance door, solid oak wood flooring, spotlights to ceiling, radiator and staircase leading to first floor.

##### Cloakroom

5'3" x 3'2" (1.62 x 0.98)

With low level WC, wash basin, solid oak wood flooring, spotlights to ceiling, double glazed window and internal oak veneer door with chrome fittings.

## Lounge

23'9" x 10'10" (7.25 x 3.32)

With media wall with shelving and incorporating gas fire, solid oak wood flooring, coving to ceiling, spotlights to ceiling, radiator, wall lights, double glazed bow window to front, double glazed French doors to garden and internal oak veneer panelled door with chrome fittings.



## Study

10'6" x 9'10" (3.21 x 3.00)

With oak wood flooring, radiator, spotlights to ceiling, double glazed window to rear and internal half glazed oak veneer door with chrome fittings.



## Living Kitchen/Dining Room

24'0" x 17'10" (7.32 x 5.44)



### Dining Area

With solid oak wood flooring, radiator, spotlights to ceiling and two double glazed windows to rear.



### Kitchen Area

With double sink with chrome mixer tap, wall and base fitted units with black granite work tops, built-in five ring gas hob with extractor hood over, built-in microwave, built-in double electric fan assisted oven, integrated dishwasher, matching kitchen island again with black granite worktops, matching solid oak wood flooring, spotlights to ceiling and two double glazed windows to front with fitted blinds.



### Utility Room

15'1" x 6'10" (4.60 x 2.09)

With single sink unit with mixer tap, wall and base units, fitted worktops, central heating boiler, plumbing for automatic washing machine, tiled flooring, radiator, spotlights to ceiling and double glazed door giving access to garden.

### Store/Study

8'2" x 6'8" (2.49 x 2.05)

With solid oak wood flooring, double glazed window to front and internal oak veneer door with chrome fittings opening into living kitchen/dining room.

### First Floor Landing

26'6" x 3'5" (8.08 x 1.06)

With solid oak wood flooring, built-in storage cupboard, spotlights to ceiling, radiator and access to roof space.

### Bedroom One

14'9" x 12'0" (4.52 x 3.67)

With built-in wardrobes, solid oak wood flooring, spotlights to ceiling, radiator, double glazed window to rear and internal panelled door with chrome fittings.



### En-Suite

9'1" x 6'4" (2.79 x 1.95)

With separate shower cubicle with shower, pedestal wash handbasin, low level WC, fully tiled walls, tiled flooring, radiator, spotlights to ceiling, inset mirror, double glazed window to rear and internal panelled door with chrome fittings.



### Bedroom Two

13'5" x 9'10" (4.09 x 3.01)

With solid oak wood flooring, radiator, spotlights to ceiling, double glazed window to front with fitted blinds and internal panelled door with chrome fittings.



### En-Suite

9'2" x 5'6" (2.80 x 1.70)

With separate shower cubicle with shower, pedestal wash handbasin with low level WC, fully tiled walls, tiled effect flooring, radiator, spotlights to ceiling, double glazed window to front and internal panelled door with chrome fittings.



### Bedroom Three

13'6" x 13'3" (4.12 x 4.06)

With solid oak wood flooring, spotlights to ceiling, radiator, double glazed window to front with fitted blind and internal panelled door with chrome fittings.



### Bedroom Four

13'7" x 10'0" (4.15 x 3.05)

With solid oak wood flooring, radiator, spotlights to ceiling, double glazed window with fitted blind to rear and internal panelled door with chrome fittings.



### Bedroom Five

14'11" x 9'4" (4.56 x 2.87)

With solid oak wood flooring, radiator, spotlights to ceiling, double glazed window with fitted blind to front and internal panelled door with chrome fittings.



### Family Bathroom

8'10" x 6'4" (2.71 x 1.94)

With bath, pedestal wash handbasin, low level WC, fully tiled walls, tiled effect flooring, inset mirror, spotlights to ceiling, double glazed window to rear and internal panelled door with chrome fittings.



### Front Garden

The property is set back from the pavement edge behind a lawned fore garden with a varied selection of shrubs and bushes.

### Rear Garden

To the rear of the property is an enclosed rear garden, laid to lawn with Indian stone patio and decked patio area. Timber garden shed.



### Driveway

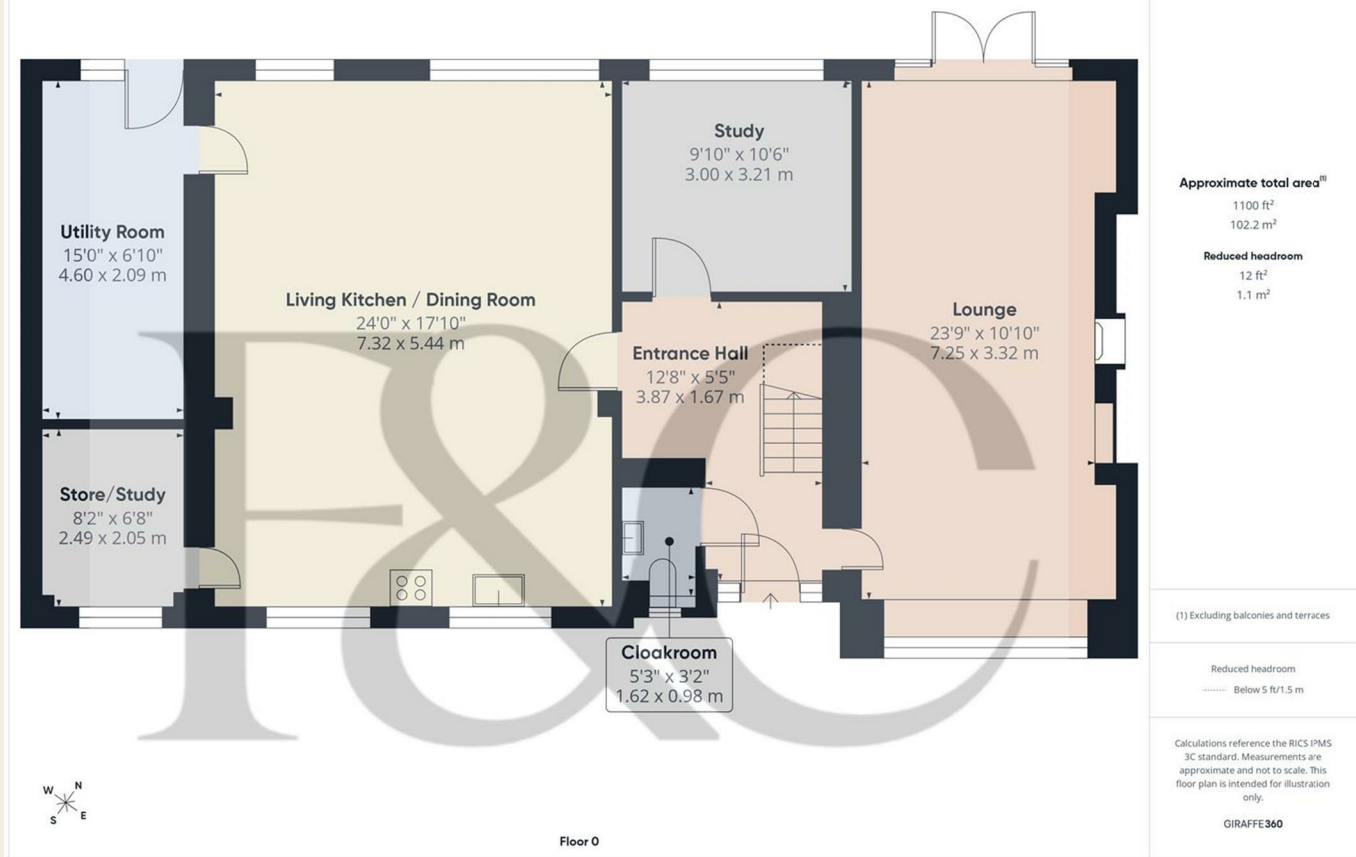
A double width driveway provides car standing spaces for two/three cars.



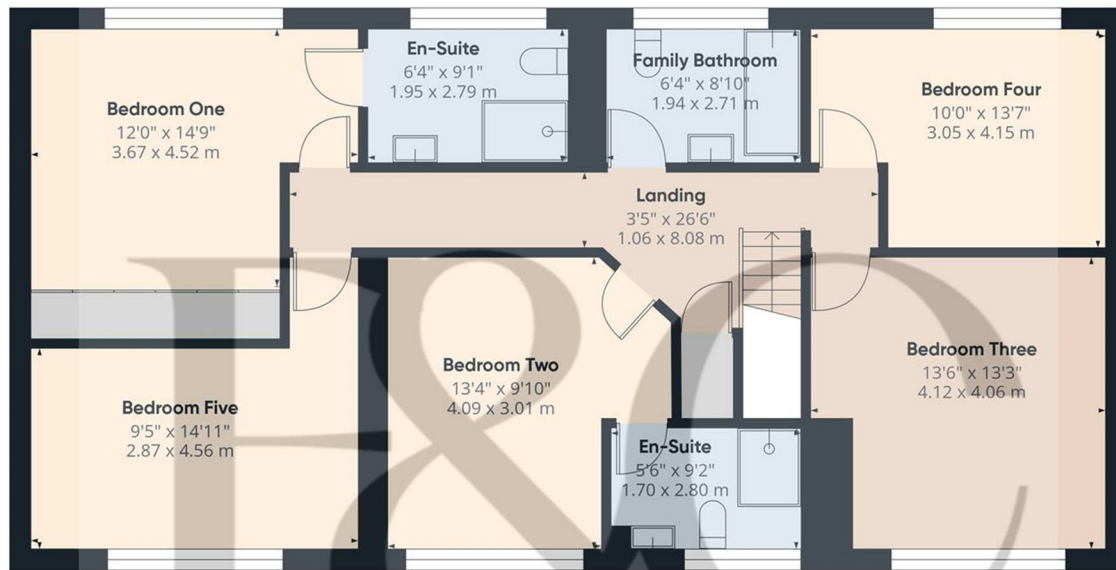
### Garage Space

To the left hand side of the property is garage space (subject to planning permission).

### Council Tax Band F



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**Approximate total area<sup>(1)</sup>**  
1091 ft<sup>2</sup>  
101.3 m<sup>2</sup>

(1) Excluding balconies and terraces

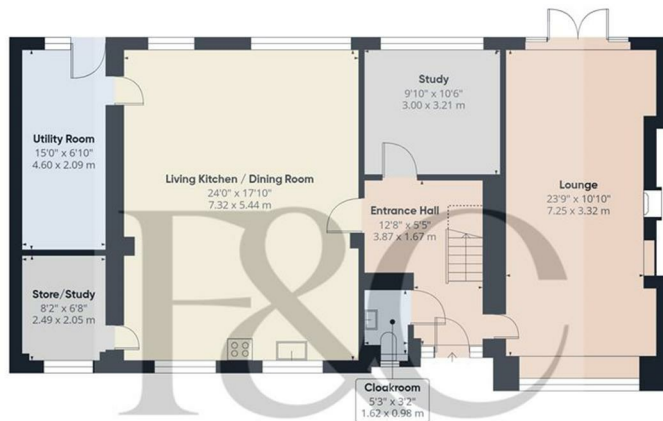
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

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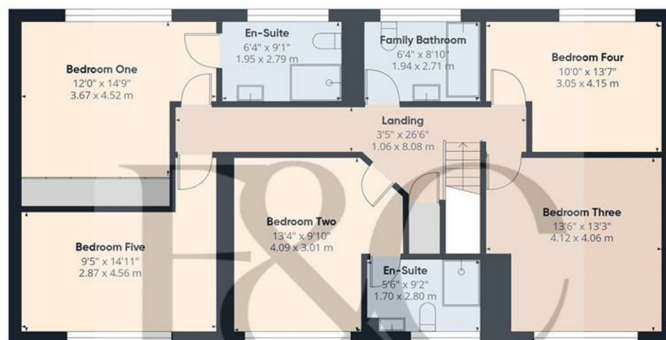


Approximate total area<sup>(1)</sup>

2191 ft<sup>2</sup>  
203.5 m<sup>2</sup>

Reduced headroom

12 ft<sup>2</sup>  
1.1 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating

|                                             | Current                                                                                                     | Potential |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
|                                             | 74                                                                                                          | 82        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

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

|                                                                 | Current                                                                                                       | Potential |
|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                                                                                                               |           |
| (92 plus) <b>A</b>                                              |                                                                                                               |           |
| (81-91) <b>B</b>                                                |                                                                                                               |           |
| (69-80) <b>C</b>                                                |                                                                                                               |           |
| (55-68) <b>D</b>                                                |                                                                                                               |           |
| (39-54) <b>E</b>                                                |                                                                                                               |           |
| (21-38) <b>F</b>                                                |                                                                                                               |           |
| (1-20) <b>G</b>                                                 |                                                                                                               |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                                                                                                               |           |
|                                                                 |                                                                                                               |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC  |           |

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