



4 Bed House - Semi-Detached

6 The Croft Holloway Road, Duffield, Belper DE56 4HU

Price £635,000 Freehold



Fletcher
& Company

www.fletcherandcompany.co.uk

- Stylish Four Bedroom - Three Bathroom - Three Storey Home
- Ecclesbourne School Catchment Area
- Benefits From Far-Reaching Views to Rear
- Quiet Cul-de-Sac Location - Short Walk to Duffield Amenities
- Lounge with Sun Balcony
- Superb Living Kitchen/Dining/Garden Room
- Utility/Boot Room & Cloakroom/WC
- Four Bedrooms - Two En-Suites & Family Bathroom
- Private Enclosed Landscaped Garden
- Block Paved Driveway - Two Vehicles - Garage Store with Electric Door

ECCLESBOURNE SCHOOL CATCHMENT AREA - OPEN VIEWS - A superior four bedroom, three bathroom high specification three-storey home with south facing landscaped garden occupying sought after cul-de-sac close to Duffield Village and countryside.

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, cricket 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

Entrance Hall

17'7" x 3'8" (5.36 x 1.14)

With half glazed entrance door, inset doormat, radiator, spotlights to ceiling, coving to ceiling and staircase leading to first floor.

Storage Cupboard

6'0" x 2'7" (1.85 x 0.81)

Providing storage and Hub for speakers and network cabling.

Cloakroom

6'8" x 3'0" (2.04 x 0.93)

With low level WC, fitted wash basin with fitted base cupboard underneath, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, double glazed window and internal oak veneer door.

Living Kitchen/Dining/Garden Room

22'6" x 17'10" (6.87 x 5.44)



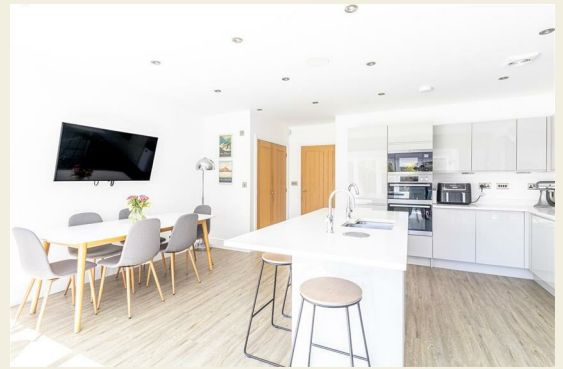
Garden Area

With double glazed bi folding doors opening onto south facing garden, double glazed roof with fitted blinds and open space leading to dining and kitchen area. Ceiling and bi-fold door blinds are electric.



Dining Area

With spotlights to ceiling, radiator and open space leading to kitchen and garden area.



Kitchen Area

With fitted kitchen island incorporating one and a half stainless steel sink unit with chrome mixer tap and chrome boiling tap, integrated dishwasher, a further range of wall and base fitted units with attractive matching Quartz worktops, built-in five ring induction hob with stainless steel extractor hood over, built-in microwave, built-in double electric fan assisted oven, built-in fridge/freezer, built-in wine cooler, concealed worktop lights, ceiling speakers, spotlights to ceiling, extractor fan and open space leading into dining and garden area.



Pantry Cupboard

4'8" x 2'11" (1.43 x 0.89)

With fitted shelving, extractor fan and double opening oak veneer door.

Utility Room

9'6" x 9'3" (2.92 x 2.83)

With single stainless steel sink unit with mixer tap, wall and base cupboard, fitted worktop, central heating boiler, integrated fridge/freezer, plumbing for automatic washing machine, space for tumble dryer, coat and shoe rack, electric floor heater, integral door giving access to garage store, integral door giving access to property and side access door.



First Floor Landing

10'3" x 3'6" (3.14 x 1.08)

With spotlights to ceiling, radiator and staircase leading to second floor.

Lounge

17'9" x 13'4" (5.43 x 4.07)

With feature inset electric fire, spotlights to ceiling, coving to ceiling and pendant lighting, ceiling speakers, open views to rear, attractive fitted base storage cupboards, radiator, two double glazed French doors opening onto sun balcony and internal oak veneer door.



Sun Balcony

18'0" x 3'2" (5.49 x 0.98)

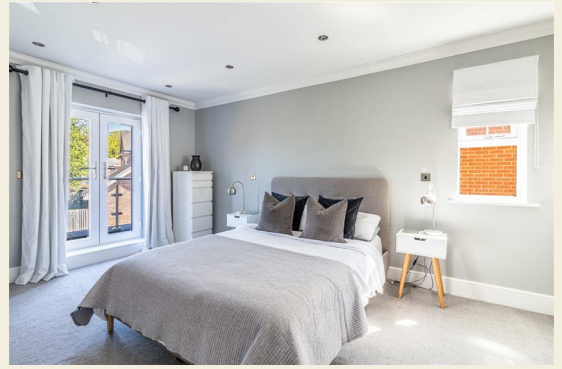
Enjoying going to the south facing aspect with open views with composite decked floor, outside lights and glass balustrade with steel handle.



Bedroom One

17'10" x 10'0" (5.46 x 3.07)

With spotlights to ceiling, ceiling speakers, coving to ceiling, radiator, double glazed window to side double glazed French door with Juliet style balcony to front and internal oak veneer door.



Juliet Style Balcony

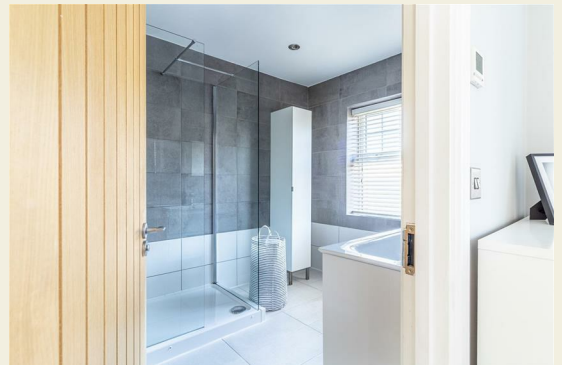
8'11" x 1'2" (2.74 x 0.36)

With decking and glass balustrade steel handle.

En-Suite

9'1" x 7'4" (2.79 x 2.24)

With walk-in double shower cubicle with chrome fittings including shower, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, fully tiled walls, tile flooring with underfloor heating, spotlights to ceiling, extractor fan, shaver point, wall mounted mirror, heated chrome towel at rail/radiator, bathroom cupboard, double glazed window to front with fitted blind and internal oak veneer door.



Second Floor Landing

8'9" x 7'6" (2.69 x 2.30)

With radiator, coving to ceiling, access to roof space and built-in cupboard housing the high efficiency hot water cylinder.

Bedroom Two

9'11" x 9'10" (3.03 x 3.01)

With radiator, spotlights to ceiling, ceiling speakers, double glazed dormer window to front with fitted blind and internal oak veneer door.



Walk-In Wardrobe

4'7" x 3'6" (1.42 x 1.09)

With lights and double opening oak veneer door and door giving access to an additional storage cupboard.

Storage Cupboard

3'10" x 2'9" (1.18 x 0.86)

With spotlights to ceiling.

En-Suite

7'6" x 6'11" (2.31 x 2.12)

With double shower cubicle with chrome fittings including shower, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC tile splashbacks, tile flooring with underfloor heating, spotlights to heating, extractor fan, shaver point, heated chrome towel rail/radiator, double glazed dormer window to front with fitted blind and internal oak veneer door.



Bedroom Three

13'3" x 8'9" (4.05 x 2.67)

With radiator, open views to rear, double glazed dormer window and internal oak veneer door.



Bedroom Four

9'8" x 8'8" (2.95 x 2.65)

With radiator, open views to rear, double glazed dormer window and internal oak veneer door.



Family Bathroom

7'3" x 6'3" (2.22 x 1.91)

With bath with chrome fittings with chrome shower over and shower screen door, fitted wash basin with chrome fittings and fitted base cupboard underneath, low level WC, tile splashbacks, tile flooring with underfloor heating, shaver point, wall mounted mirror, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator, double glazed window with fitted blind to side and an internal oak veneer door.



South Facing Garden

The property benefits from a low maintenance, private and sunny, enclosed rear garden. The garden enjoys artificial turf, paved patio/terrace area, inset flower beds with raised sleeper beds and bespoke decked area with pergola above providing a pleasant sitting out and entertaining space. Side access with gate. Power points and cabling for outside lights to the garden.



Driveway

A double width block paved driveway provides two car standing spaces. EV car charger.

Garage Store

8'11" x 9'5" (2.73 x 2.88)

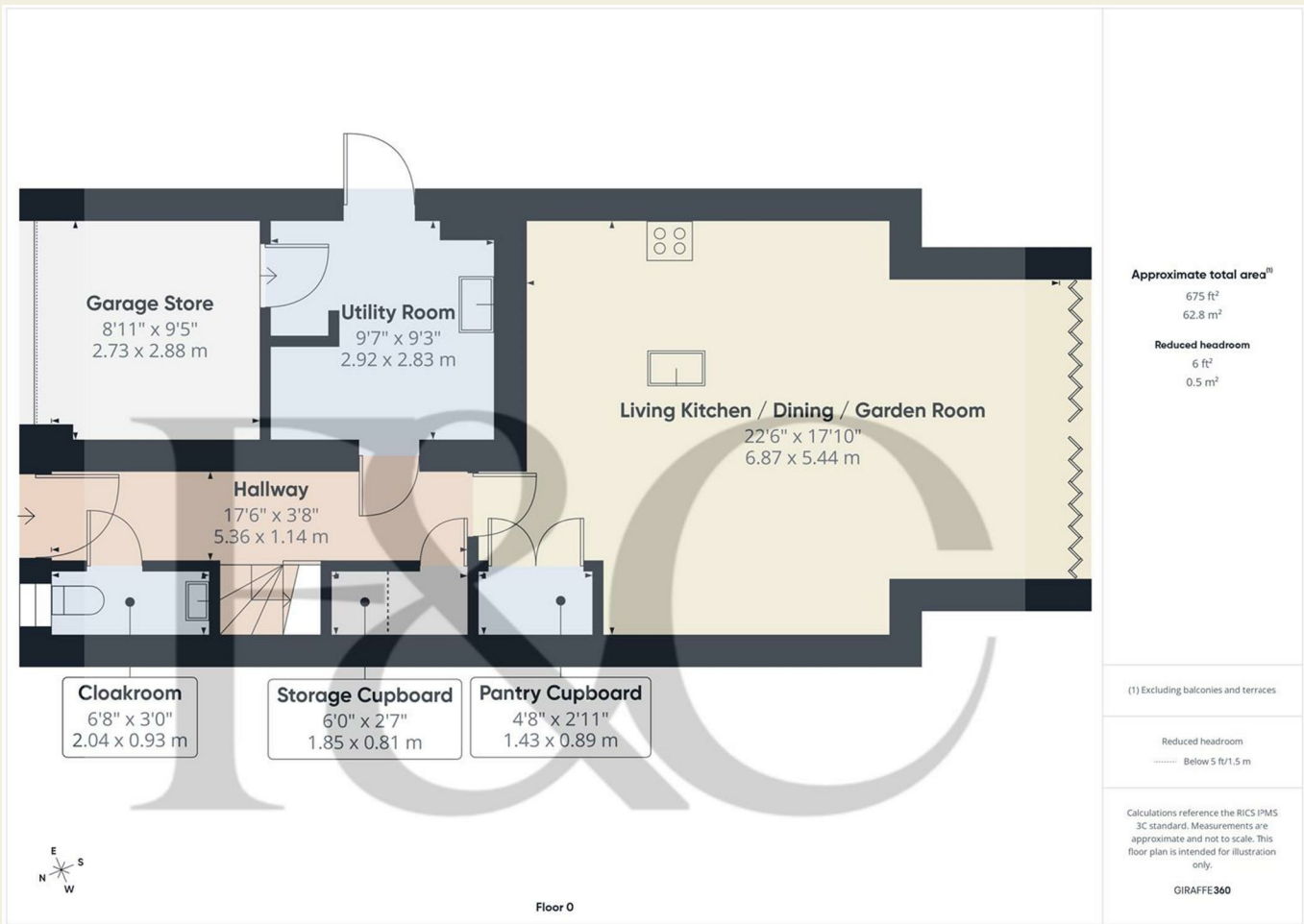
With electric up and over door, power and lighting.

Council Tax Band E

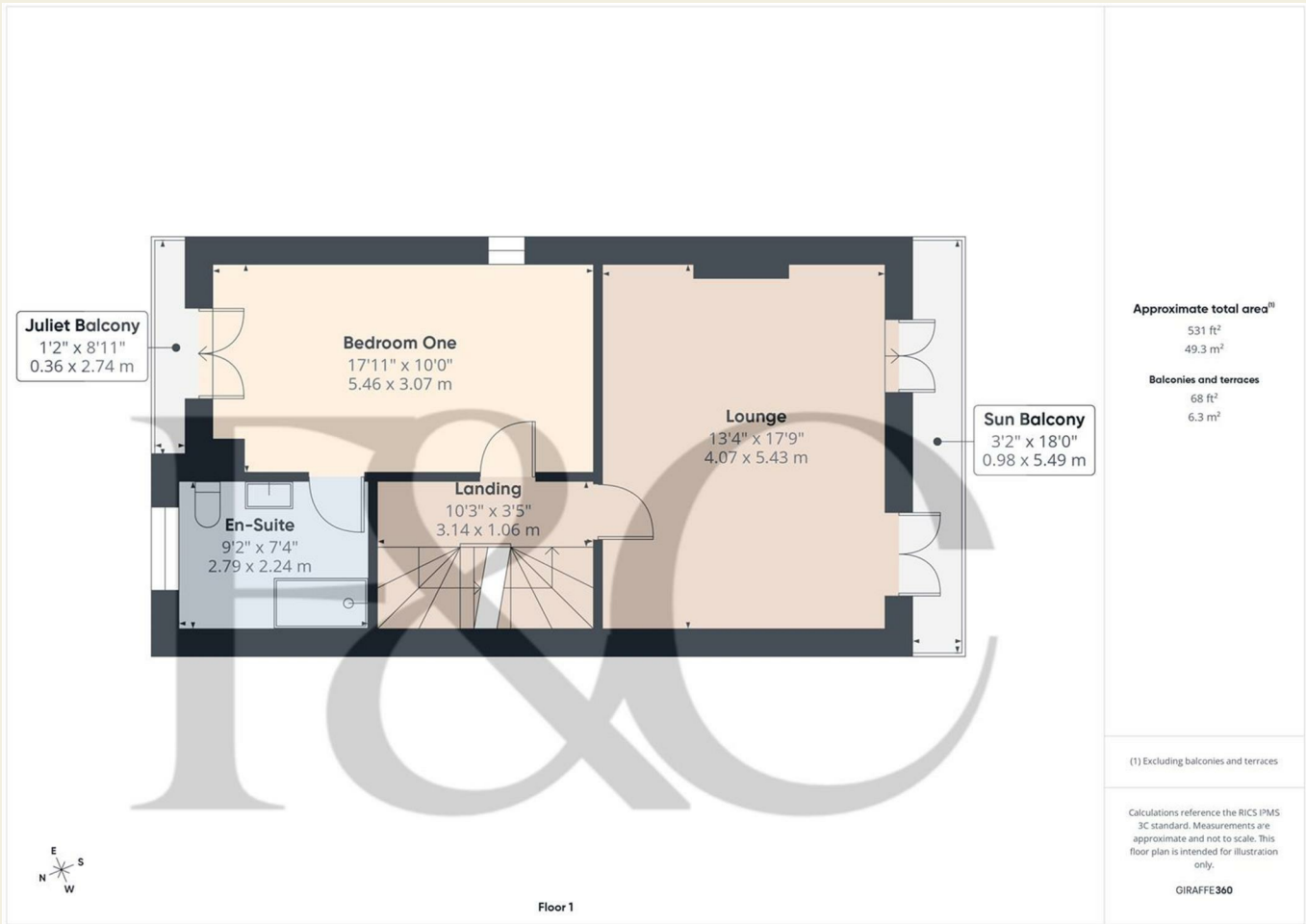


Management Fees

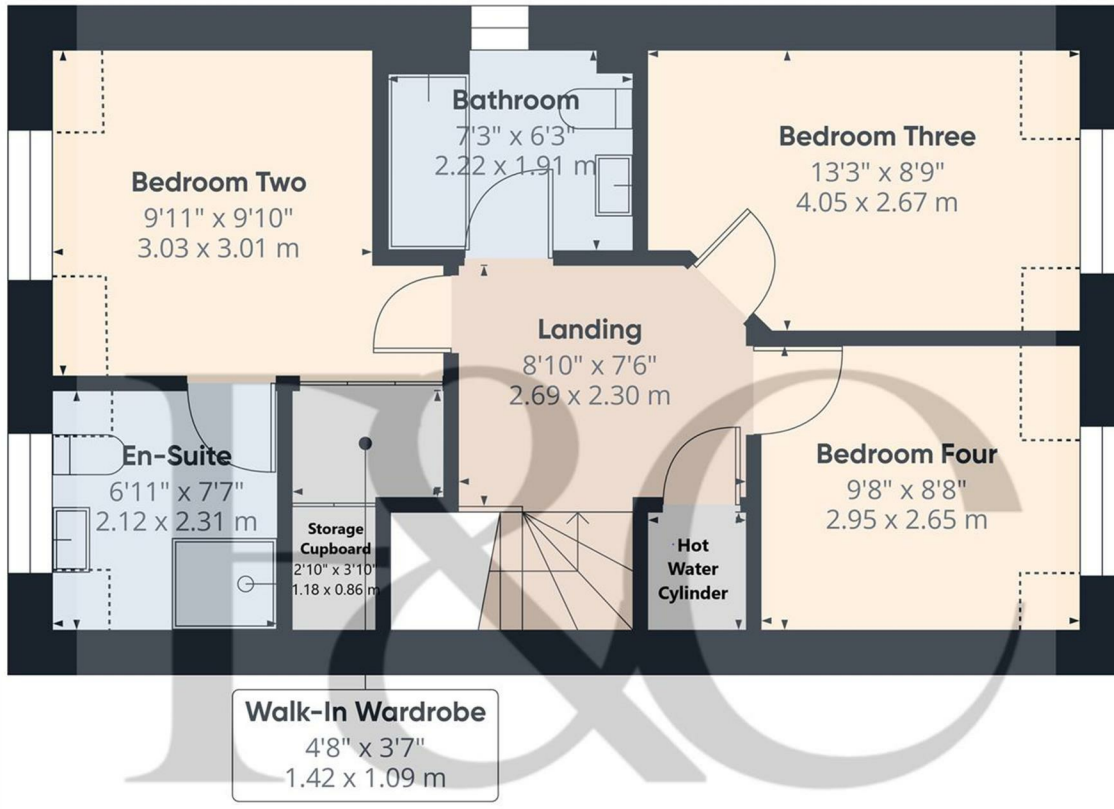
Please note, we have been informed by the vendor that there is an annual estate service charge of approximately £500. Should you proceed with the purchase of this property this must be verified by your solicitor.



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.



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Approximate total area⁽¹⁾
498 ft²
46.2 m²

Reduced headroom
30 ft²
2.8 m²

(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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Floor 2

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(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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