



3 Bed House - Semi-Detached

20 Ferrers Crescent, Duffield, Belper DE56 4DH

Offers Around £299,950 Freehold



Fletcher
& Company

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- Highly Appealing Semi-Detached Home
- Ecclesbourne School Catchment Area
- Lounge & Kitchen/Dining Room
- Three Bedrooms & Family Bathroom
- Gardens to Front, Side & Rear
- Brick Stores & Shed
- Driveway
- Garage Space (Subject to Planning Permission)
- Close to Duffield Local Amenities & Countryside Walks
- Ideal For First Time Buyer or Family

ECCLESBOURNE SCHOOL CATCHMENT AREA - Highly appealing three bedroom semi-detached house with front, side and rear gardens - Ideal choice for the family.

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. The village has excellent medical and educational facilities both at primary and secondary level (Ecclesbourne Secondary School). There is a regular bus service along the A6 between Derby and Belper. Also 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.

The famous market town of Ashbourne, known as the gateway to Dovedale and The Peak District National Park lies approximately 10 miles to the west. 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.

Accommodation

Ground Floor

Entrance Hall

5'10" x 5'2" (1.79 x 1.59)

With half glazed entrance door, radiator and staircase leading to first floor.

Lounge

16'9" x 13'10" (5.13 x 4.23)

With feature fireplace, two radiators, coving to ceiling, double glazed window to front and double glazed window to rear.



Kitchen/Dining Room

16'9" x 9'10" (5.12 x 3.00)

With single stainless steel sink unit with hot and cold tap, wall and base units, worktops, central heating boiler, electric cooker point, plumbing for automatic washing machine, radiator, double glazed window to front, double glazed window to rear, understairs storage cupboard and half glazed rear access door.



First Floor Landing

9'6" x 4'5" (2.90 x 1.35)

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

Bedroom One

13'10" x 9'11" (4.22 x 3.04)

With built-in wardrobe, radiator and double glazed window to front.



Bedroom Two

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

With built-in wardrobe, built-in cupboard housing the hot water cylinder, radiator, coving to ceiling and double glazed window to front.



Bedroom Three

10'9" x 6'5" (3.30 x 1.96)

With radiator, spotlights to ceiling and double glazed window to rear.



Bathroom

6'5" x 5'5" (1.97 x 1.67)

With bath with electric shower over, pedestal wash handbasin, low level WC, fully tiled walls, radiator and double glazed window to rear.



Front Garden

The property is set back from the pavement edge behind a lawn fore-garden with brick retaining wall.



Side Garden

The side garden is laid to lawn with brick retaining wall.



Rear Garden

To the rear of the property is a lawn garden with paving and raised decked area.



Brick Store One

Providing storage with shelving and latch gate.

Brick Store Two

Providing storage with latch door.

Timber Shed

Outside WC

With WC and latch door.

Metal Shed

Providing storage.

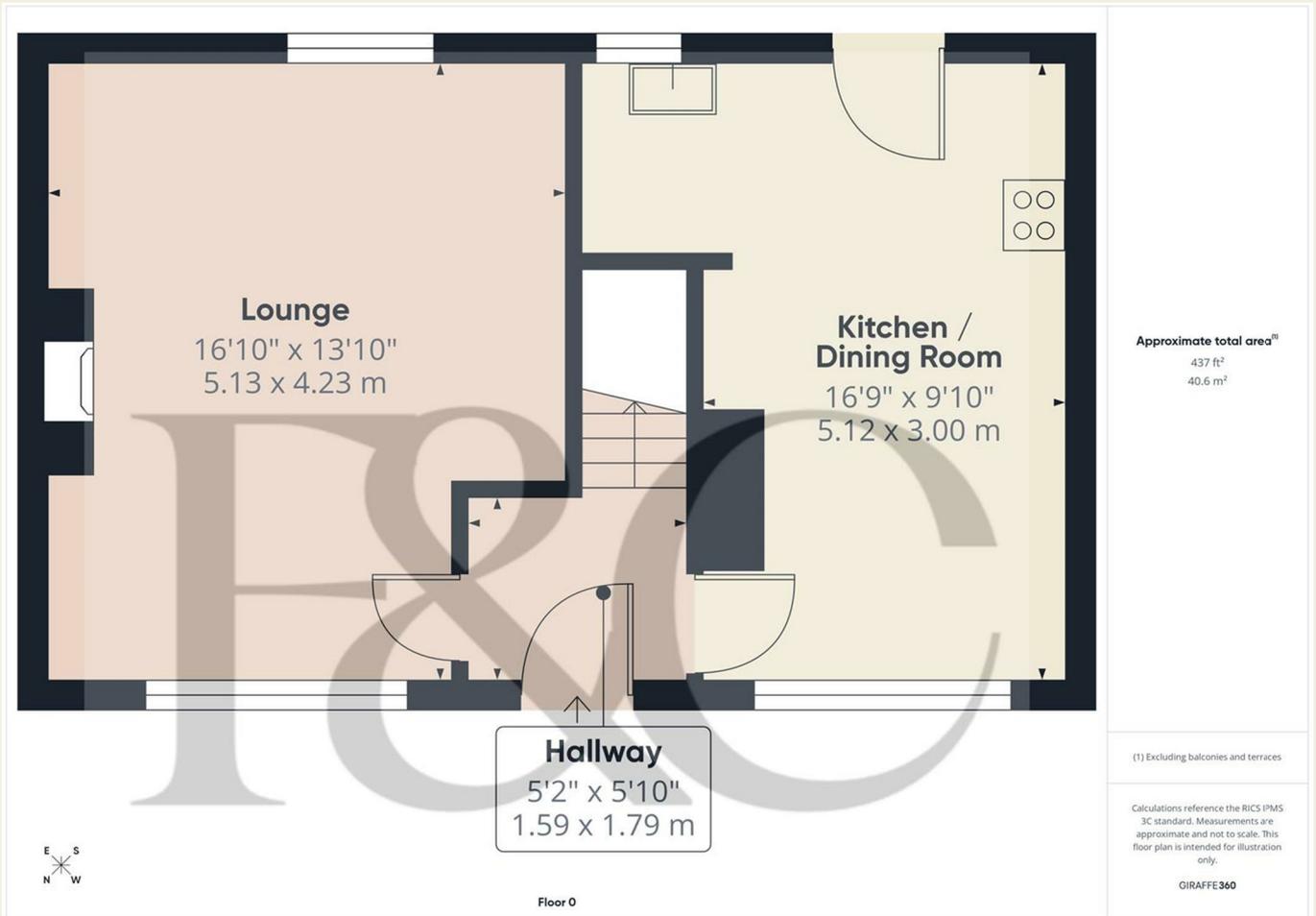
Driveway

A driveway provides car standing spaces.

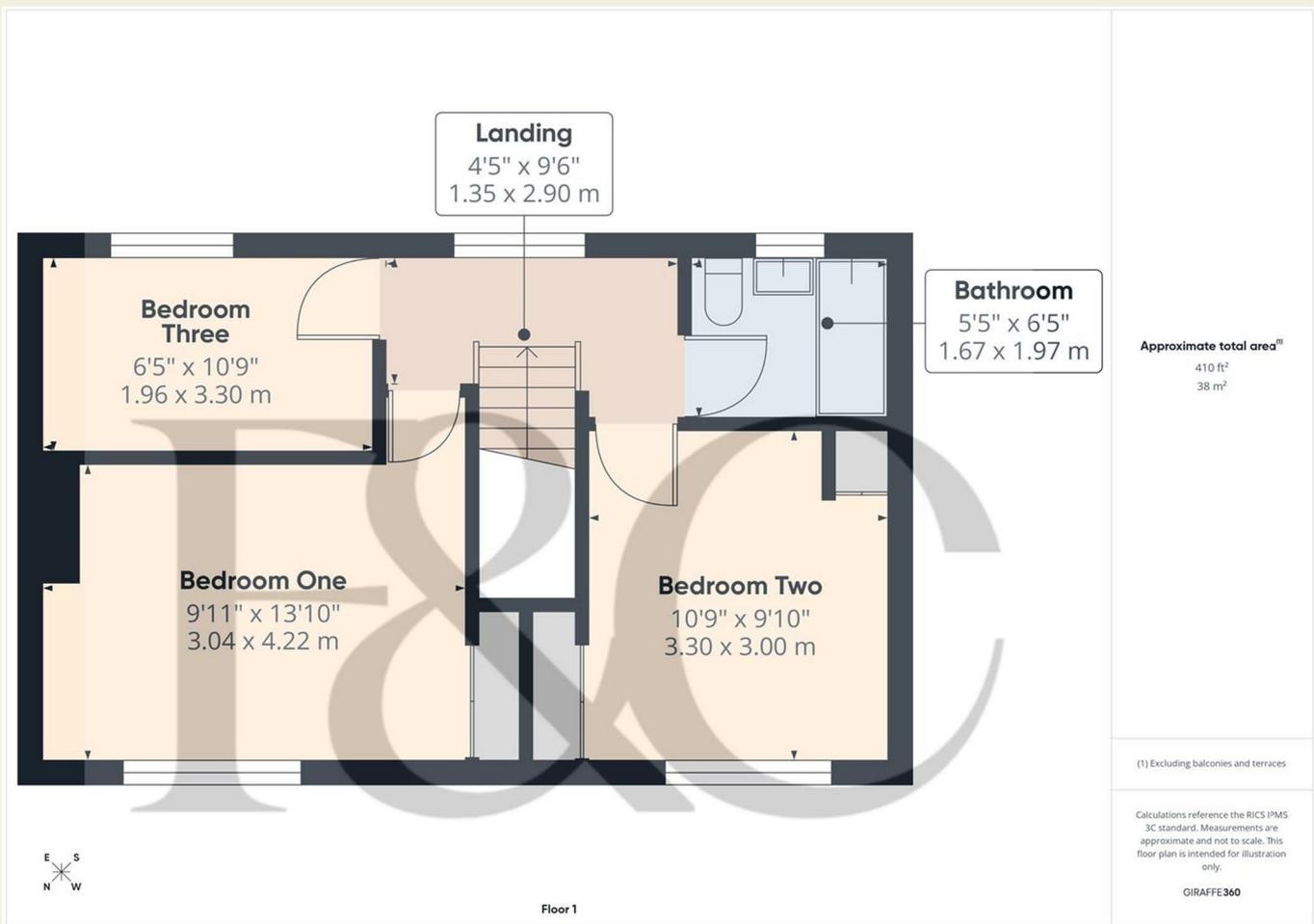
Garage Space (Subject to Planning Permission)

Council Tax Band - B

Amber Valley



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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		
(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>		
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