



4 Bed House - Detached

4 The Woodridge, Milford, Belper DE56 0QA
Offers Around £695,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Detached Property Located Between Duffield & Milford
- Convenient Cul-de-Sac Location - Countryside Views - Good Local Amenities
- Lounge & Study
- Kitchen/Dining Room & Additional Dining Room
- Utility & Cloakroom
- Four Bedrooms
- En-Suite & Family Bathroom
- Landscaped Private Gardens
- Block Paved Driveway
- Double Garage with Electric Door

A four bedroomed detached property with double garage benefiting from a large garden situated in this private cul-de-sac located between Duffield and Milford.

The Location

The historic village of Milford has an excellent range of amenities available locally. The City of Derby is approximately seven miles to the South providing a superb range of facilities including leisure centres, schools at all levels and the Derbion shopping centre. The market town of Belper is approximately two miles away and offers a broad range of facilities including a supermarket and a range of quality delis and restaurants. Milford is also noted for its village inns, reputable primary school and is also one mile away from the village of Duffield, again offering a good range of amenities including a railway station.

This superb location offers fast access to the A6 and A38 leading to the M1 motorway and is also in the Derbyshire countryside with the River Derwent providing some delightful country walks.

Accommodation

Ground Floor

Storm Porch

With stone pillar and paving leading to entrance door. Steps with black painted wrought iron railings.

Entrance Hall

23'0" x 10'0" x 6'3" x 3'3" (7.02 x 3.05 x 1.91 x 1.01)

With entrance door, wood flooring, two radiators, coving to ceiling, spotlights to ceiling, staircase leading to first floor, understairs storage cupboard and sealed unit double glazed window.



Cloakroom

5'7" x 3'11" (1.71 x 1.21)

With low level WC, fitted wash basin with fitted base cupboard underneath, tile flooring, heated towel rail/radiator, extractor fan, spotlight to ceiling and internal pine panelled door with chrome fittings.



Lounge

17'2" x 13'6" (5.24 x 4.13)

With feature with living flame effect gas fire, matching wood flooring, high ceiling, coving to ceiling, spotlights to ceiling, two radiators, two sealed unit double glazed windows with fitted blinds with aspect to front, sealed unit double glazed French doors opening onto sun patio and rear garden, internal pine panelled door with chrome fittings and internal double opening pine panelled doors with chrome fittings opening into dining room.



Dining Room

12'5" x 9'11" (3.81 x 3.03)

With matching wood flooring, coving to ceiling, spotlights to ceiling, radiator, sealed unit double glazed window overlooking private gardens and internal pine panelled door with chrome fittings.



Study

10'0" x 5'1" (3.06 x 1.56)

With matching wood flooring, radiator, coving to ceiling, spotlights to ceiling, sealed unit double glazed window to front with fitted blind, sealed unit double glazed window to side with fitted blind and internal pine panelled door with chrome fittings.



Kitchen/Dining Room

18'8" x 8'9" (5.71 x 2.69)

With inset stainless steel sink unit with chrome mixer tap, wall and base fitted units with attractive matching granite worktops, built-in Neff four ring gas hob with concealed extractor fan, built-in Neff double electric fan assisted oven, integrated Neff dishwasher, radiator, spotlights to ceiling, sealed unit double glazed window with fitted blind, sealed unit double glazed French doors opening onto sun patio and private rear garden and internal pine panelled door.



Utility Room

8'4" x 5'0" (2.56 x 1.54)

With one and a half stainless steel sink unit with mixer tap, wall and base cupboards with matching work tops, plumbing for automatic washing machine, space for tumble dryer, radiator, half glazed side access door, central heating boiler, spotlight to ceiling, extractor fan and internal pine panelled door with chrome fittings.



Bedroom One

16'5" x 9'7" (5.02 x 2.94)

With two radiators, character ceiling, spotlights to ceiling, sealed unit double glazed window with fitted blind, sealed unit double glazed French doors with Juliet style balcony with aspect to front and internal pine panelled door with chrome fittings.



Walk-In Wardrobe

6'2" x 5'10" (1.88 x 1.78)

With fitted clothes rail, spotlights to ceiling and internal pine panelled door.

En-Suite

6'4" x 5'8" (1.94 x 1.75)

With separate shower cubicle with Mira shower fitted wash basin with fitted base cupboard underneath, low level WC, fully tiled walls, tile flooring, spotlights to ceiling, shaver point, heated chrome towel rail/radiator, wall mounted mirror medicine cabinet, extractor fan, sealed unit double glazed window and internal pine panelled door.



First Floor Landing

7'7" x 4'5" (2.32 x 1.35)

With split-level staircase, built-in cupboard housing the hot water cylinder, radiator, coving to ceiling, spotlights to ceiling, sealed unit double glazed window, radiator and attractive balustrade.

Bedroom Two

10'0" x 9'4" (3.06 x 2.85)

With radiator, spotlights to ceiling, sealed unit double glazed window with fitted blind with aspect to front, sealed unit double glazed window to side with fitted blind and internal pine panelled door with chrome fittings.



Bedroom Three

12'6" x 10'9" (3.82 x 3.28)

With radiator, spotlights to ceiling, sealed unit double glazed window with fitted blind to rear and internal pine panelled door with chrome fittings.



Bedroom Four

12'5" x 10'0" (3.81 x 3.07)

With storage into eaves, radiator, spotlights to ceiling, sealed unit double glazed window with fitted blind with aspect to front, sealed unit double glazed window with fitted blind with aspect to rear and internal pine panelled door with chrome fittings.



Family Bathroom

10'4" x 7'8" (3.16 x 2.34)

With bath with chrome fittings, pedestal wash handbasin with chrome fittings, low level WC, separate corner shower cubicle with chrome shower, tiled walls, tile flooring, heated towel rail/radiator, spotlights to ceiling, wall mounted bathroom unit, extractor fan, wall mounted mirror bathroom cupboard, sealed unit double glazed window and internal pine panelled door with chrome fittings.



Front Garden

The property is set well back behind a lawn fore-garden.

Rear Garden

Being of a major asset to the sale of this particular property its lovely, private, landscaped garden enjoying shaped lawns, a varied selection of shrubs, plants, rockery and large sun patio/terraced area providing a very pleasant out sitting and entertaining space. Furthermore, there is a gravelled circular seating area complemented by stone walling providing additional seating area.



Driveway

A double width block paved driveway provides car standing spaces and leads to a double garage.

Double Garage

16'9" x 16'0" (5.13 x 4.89)

With concrete floor, power, lighting, rear window and electric door.

Council Tax Band - G

Amber Valley





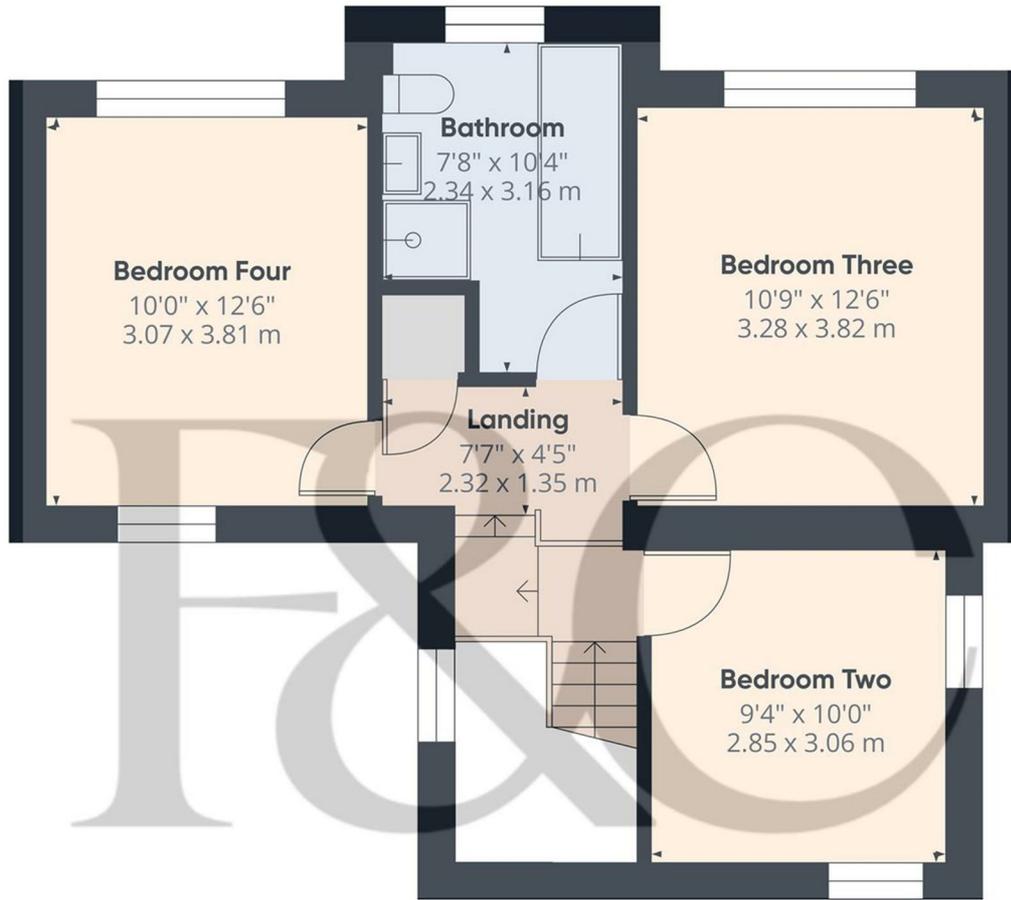
Approximate total area^m
 1111 ft²
 103.2 m²

(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 2

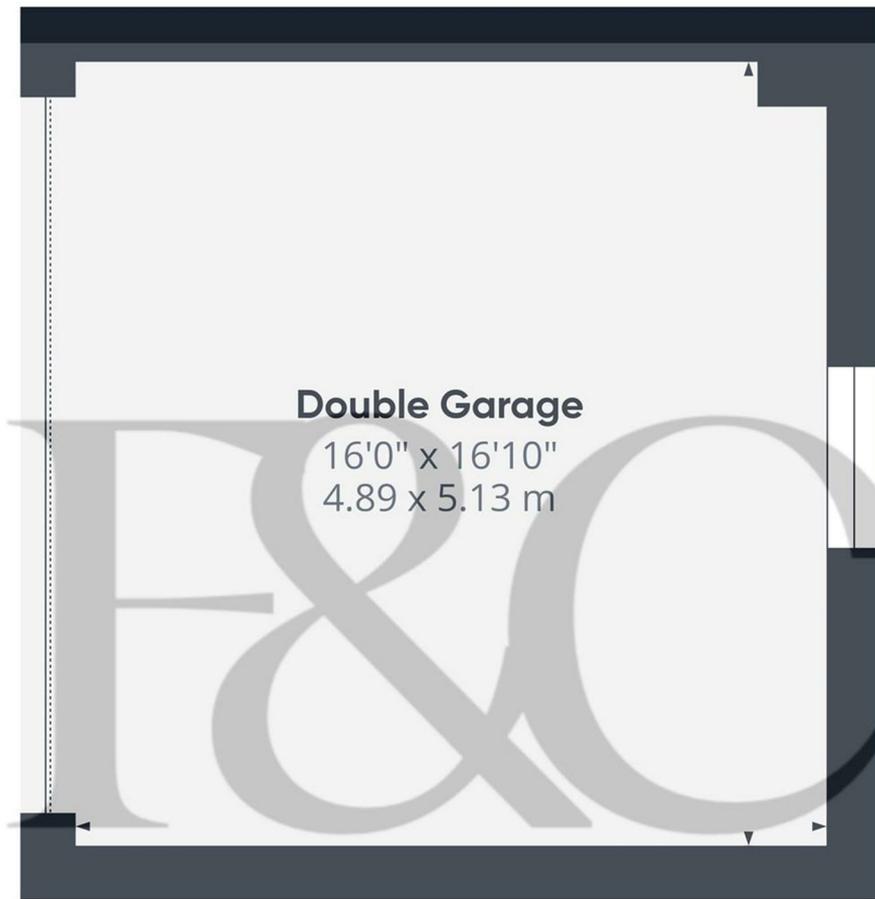
Approximate total area¹⁾
487 ft²
45.1 m²

(1) Excluding balconies and terraces

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Floor 0

Approximate total area⁽¹⁾

276 ft²
25.6 m²

(1) Excluding balconies and terraces

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Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
1874 ft²
173.9 m²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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

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