



4 Bed House - Semi-Detached

44 Meadow Vale, Duffield, Belper DE56 4DG

Price £385,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Highly Appealing Extended Semi-Detached Family Home
- Ecclesbourne School Catchment Area
- Enjoys Open Views to Rear
- Gas Central Heating & Double Glazing
- Lounge, Family Room, Study
- Living Kitchen/Dining Room
- Four Double Bedrooms
- En-Suite & Family Bathroom
- Private Garden - Lawn with Indian Stone Patio
- Block Paved Driveway for Several Cars

ECCLESBOURNE SCHOOL CATCHMENT AREA - Highly appealing four bedroom extended family home with private garden and open views. No Chain Involved.

The Location

The village of Duffield provides 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 into Derby City centre which lies some 5 miles to the south of the village. 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. 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.

Accommodation

Ground Floor

Porch

6'3" x 3'9" (1.92 x 1.15)

With entrance door, spotlights to ceiling, double glazed windows front and open archway leading to hallway.

Hallway

5'10" x 5'2" (1.79 x 1.58)

With radiator and staircase leading to first floor.

Lounge

16'9" x 10'9" (5.12 x 3.29)

With feature fireplace, picture rail, radiator, internal French glazed doors opening into family room and double glazed window to front.



Family Room

12'11" x 12'1" (3.95 x 3.69)

With radiator, spotlights to ceiling, double glazed French doors opening on to Indian stone paved patio and rear garden, internal French glazed doors opening into lounge and internal panelled door giving access to kitchen/dining room.



Study

10'9" x 9'10" (3.29 x 3.02)

With radiator and double glazed window to front.



Kitchen/Dining Room

19'5" x 13'4" (5.94 x 4.08)

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, tile splashbacks, built-in four ring gas hob, built-in electric fan assisted oven, integrated dishwasher, space for fridge/freezer, radiator, spotlights to ceiling, double glazed window overlooking rear garden, double glazed side access door and understairs storage cupboard.



Utility Cupboard

5'7" x 2'5" (1.71 x 0.74)

With plumbing for automatic washing machine and vent for tumble dryer.

First Floor Landing

9'5" x 4'5" (2.89 x 1.36)

With access to roof space.

Double Bedroom One

13'3" x 12'9" (4.06 x 3.91)

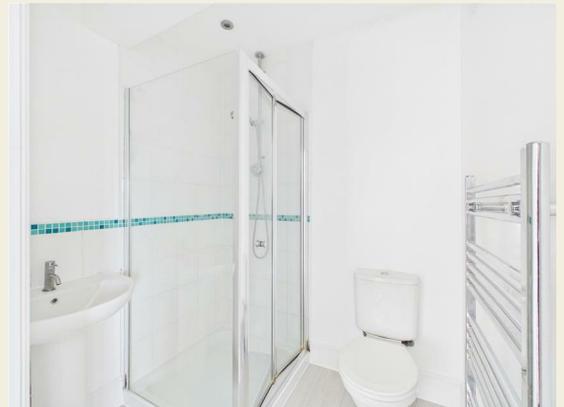
With spotlights to ceiling, radiator, double glazed window to side, double glazed window to rear, open views to rear and internal panelled door.



En-Suite

6'0" x 5'3" (1.83 x 1.61)

With separate shower cubicle with shower, pedestal wash handbasin, low level WC, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator and internal panelled door.



Double Bedroom Two

13'7" x 9'5" (4.16 x 2.88)

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



Double Bedroom Three

13'9" x 9'11" (4.21 x 3.03)

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



Double Bedroom Four

10'11" x 9'11" (3.35 x 3.03)

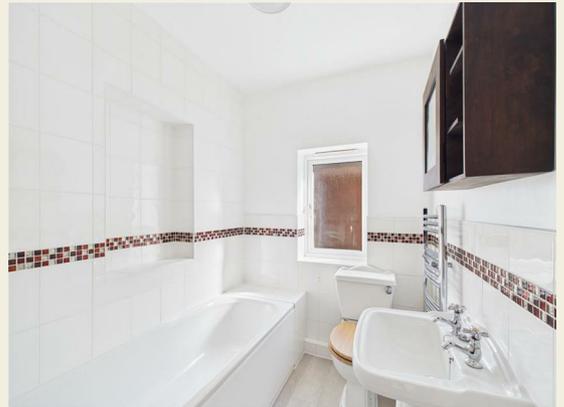
With built-in cupboard housing the Worcester boiler, built-in wardrobe, radiator and double glazed window to front.



Family Bathroom

6'5" x 5'4" (1.97 x 1.65)

With bath, pedestal wash handbasin, low level WC, tile splashbacks, heated chrome towel rail/radiator and double glazed window to side.



Roof Space

The roof space is boarded for storage with light and offers excellent potential for a loft conversion (subject to planning permission).

Private Garden

To the rear of the property is a private garden enjoying open views. The garden is laid to lawn with a spacious Indian stone patio/terrace area providing a pleasant sitting out and entertaining space and at the bottom of the garden is a further circular patio.

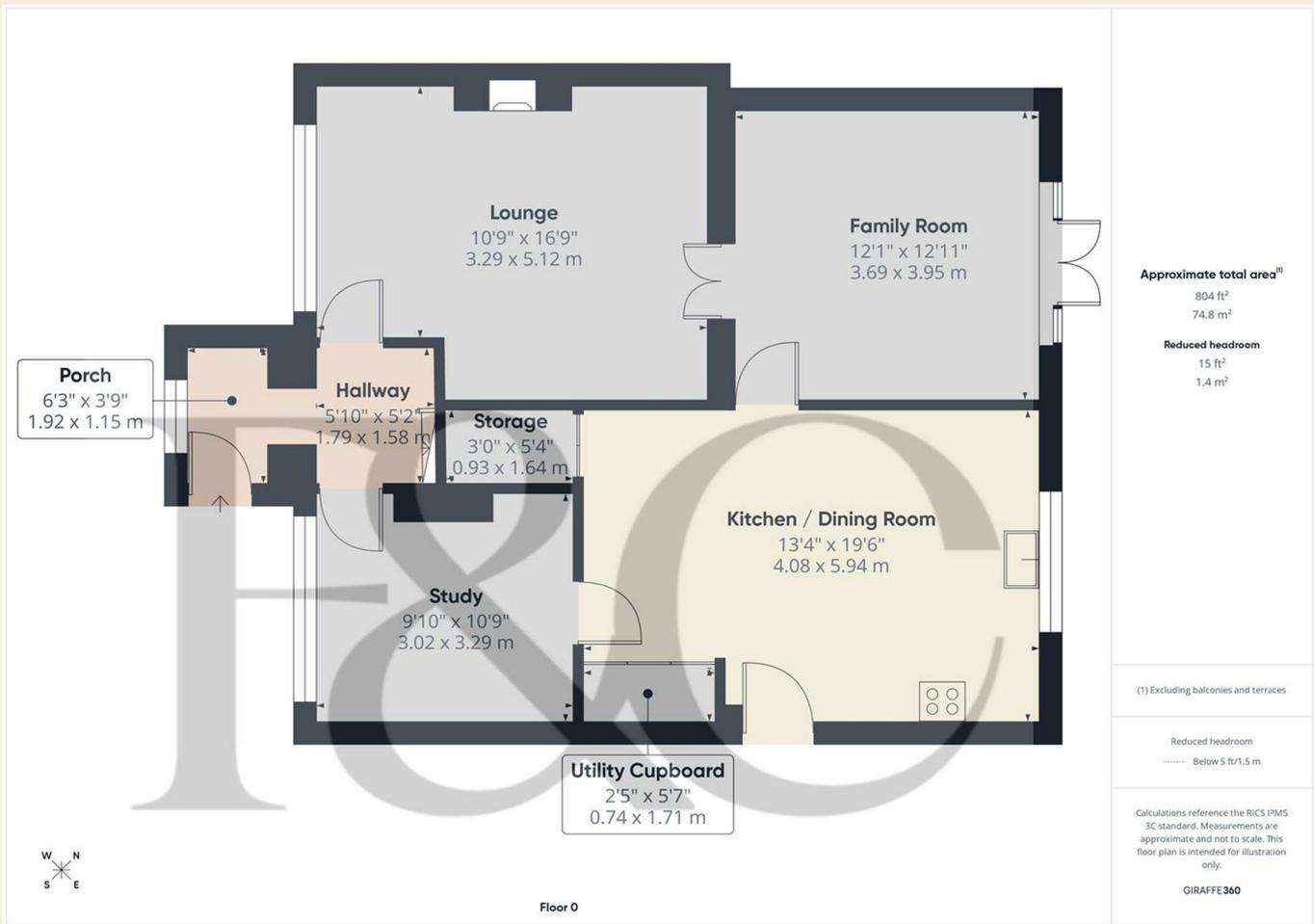


Driveway

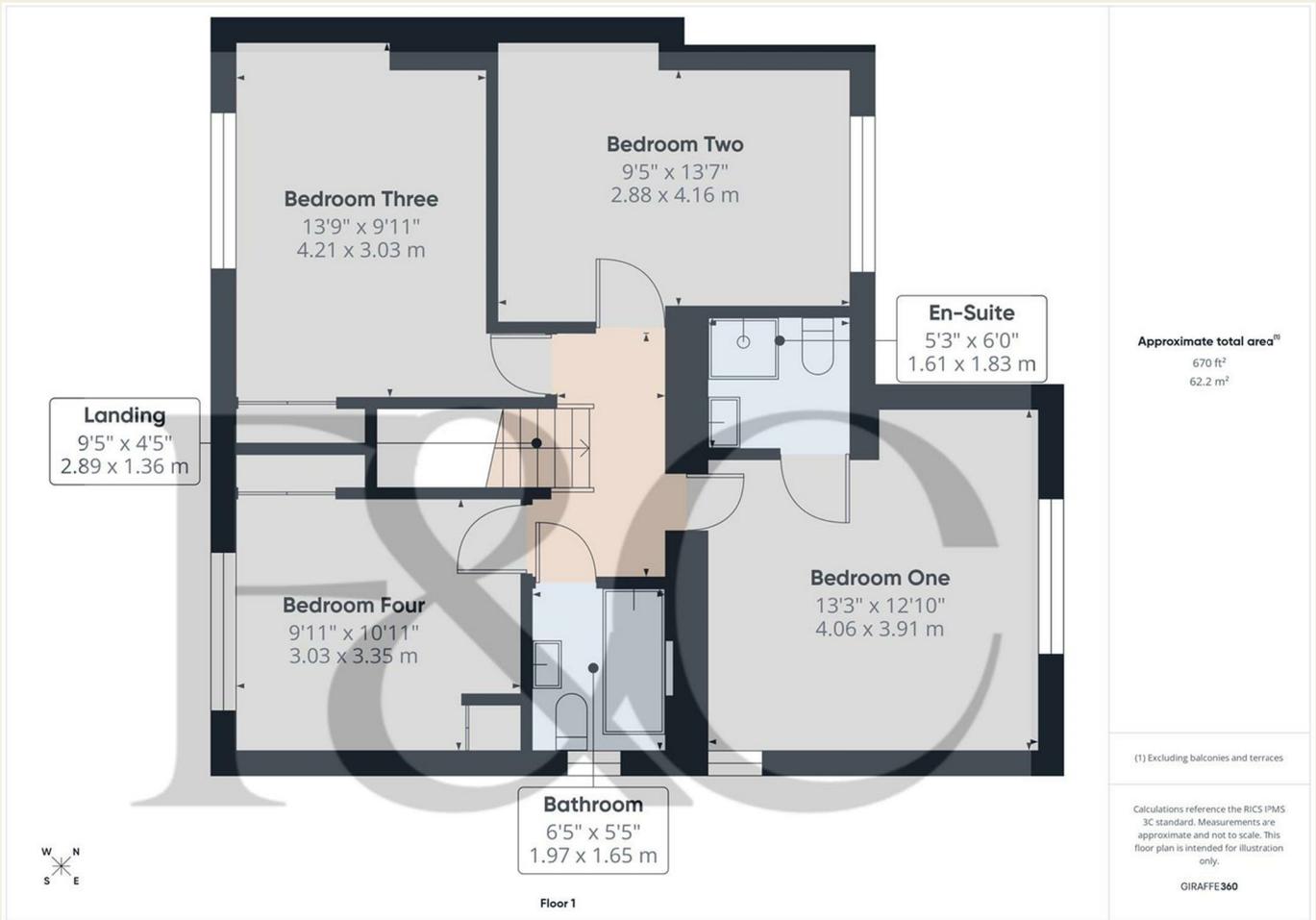
A double width, block paved driveway provides car standing spaces for three/four cars.



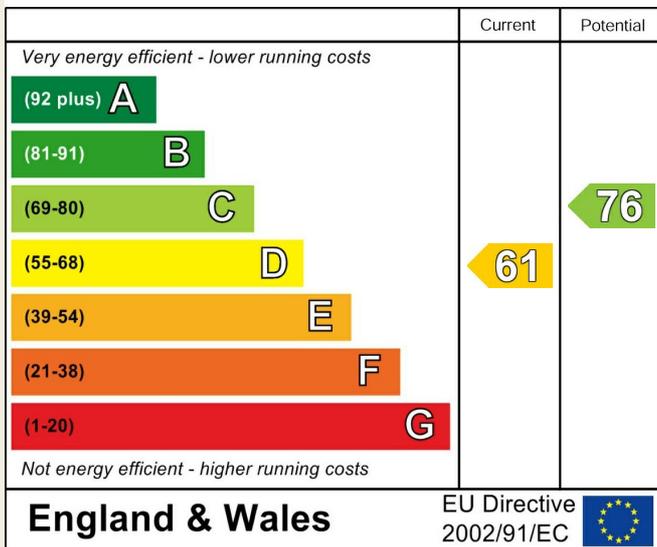
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Amber Valley



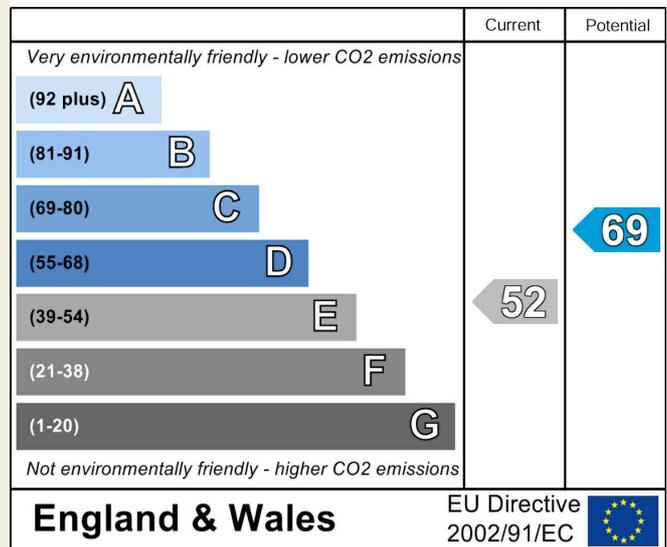
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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