



## 4 Bed House - Detached

48 Chestnut Close, Duffield, Belper DE56 4HD

Offers Around £525,000 Freehold



4



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**Fletcher**  
& Company

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- Popular Extended Detached Home
- Ecclesbourne School Catchment Area
- Lounge & Conservatory
- Kitchen/Dining Room
- Four Bedrooms
- En-Suite & Family Bathrooms
- Front & Rear Gardens
- Block Paved Driveway & Integral Garage
- No Chain Involved
- Close to Duffield Village Amenities

ECCLESBOURNE SCHOOL CATCHMENT AREA - An extended, four bedroom, en-suite detached home located in a popular position within Duffield village with easy access to all its amenities.

#### 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

##### Porch

5'11" x 3'11" (1.81 x 1.21)

With entrance door, inset door mat and internal glazed door giving access to hallway.

##### Hallway

15'10" x 5'11" (4.83 x 1.81)

With radiator, understairs storage cupboard and staircase leading to first floor.

##### Cloakroom

7'8" x 2'11" (2.34 x 0.91)

With low level WC, fitted wash basin with fitted base cupboard underneath, tiled flooring and double glazed window.

## Lounge

23'6" x 11'10" (7.18 x 3.61)

With fireplace with surround with inset living flame gas fire and raised hearth, coving to ceiling with centre rose, two radiators, two double glazed windows, double glazed door giving access to conservatory and internal glazed door.



## Conservatory

13'2" x 8'3" (4.02 x 2.52)

With tiled flooring, double glazed window and double glazed door giving access to garden.



## Kitchen/Dining Room

### Dining Area

8'11" x 8'4" (2.73 x 2.56)

With tiled flooring, radiator, coving to ceiling, double glazed window to front and open archway leading into kitchen area.



### Kitchen Area

11'3" x 8'11" (3.45 x 2.72)

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, concealed worktop lights, built-in four ring gas hob, built-in electric fan assisted oven, plumbing for automatic washing machine, matching tiled flooring, radiator, coving to ceiling, double glazed window to side, double glazed side access door and internal glazed door.



### First Floor Landing

9'4" x 9'3" (2.86 x 2.83)

With access to roof space.

### Bedroom One

14'8" x 13'10" (4.49 x 4.22)

With radiator, coving to ceiling with centre rose and double glazed window to front.



### En-Suite

7'8" x 6'0" (2.34 x 1.84)

With separate shower cubicle with electric shower, fitted wash basin with fitted base cupboard, low level WC, fully tiled walls, tiled flooring, fitted mirror, heated chrome towel/rail radiator, extractor fan and double glazed window.



### Bedroom Two

10'9" x 9'0" (3.28 x 2.76)

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



### Bedroom Three

11'11" x 7'11" (3.64 x 2.43)

With radiator, coving to ceiling with centre rose and double glazed window to rear.



### Bedroom Four

11'10" x 8'7" (3.62 x 2.62)

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



### Family Bathroom

8'7" x 6'4" (2.64 x 1.95)

With bath with mixer tap/hand shower attachment, shower screen, pedestal wash handbasin, low level WC, radiator, fully tiled walls, built-in cupboard housing the hot water cylinder and double glazed window to rear.

### Front Garden

The property is set back from the pavement edge behind a lawned fore garden with well-stocked borders.

### Rear Garden

To the rear of the property is a manageable, enclosed rear garden laid to lawn with well-stocked beds and patio. Outside tap to side.



### Driveway

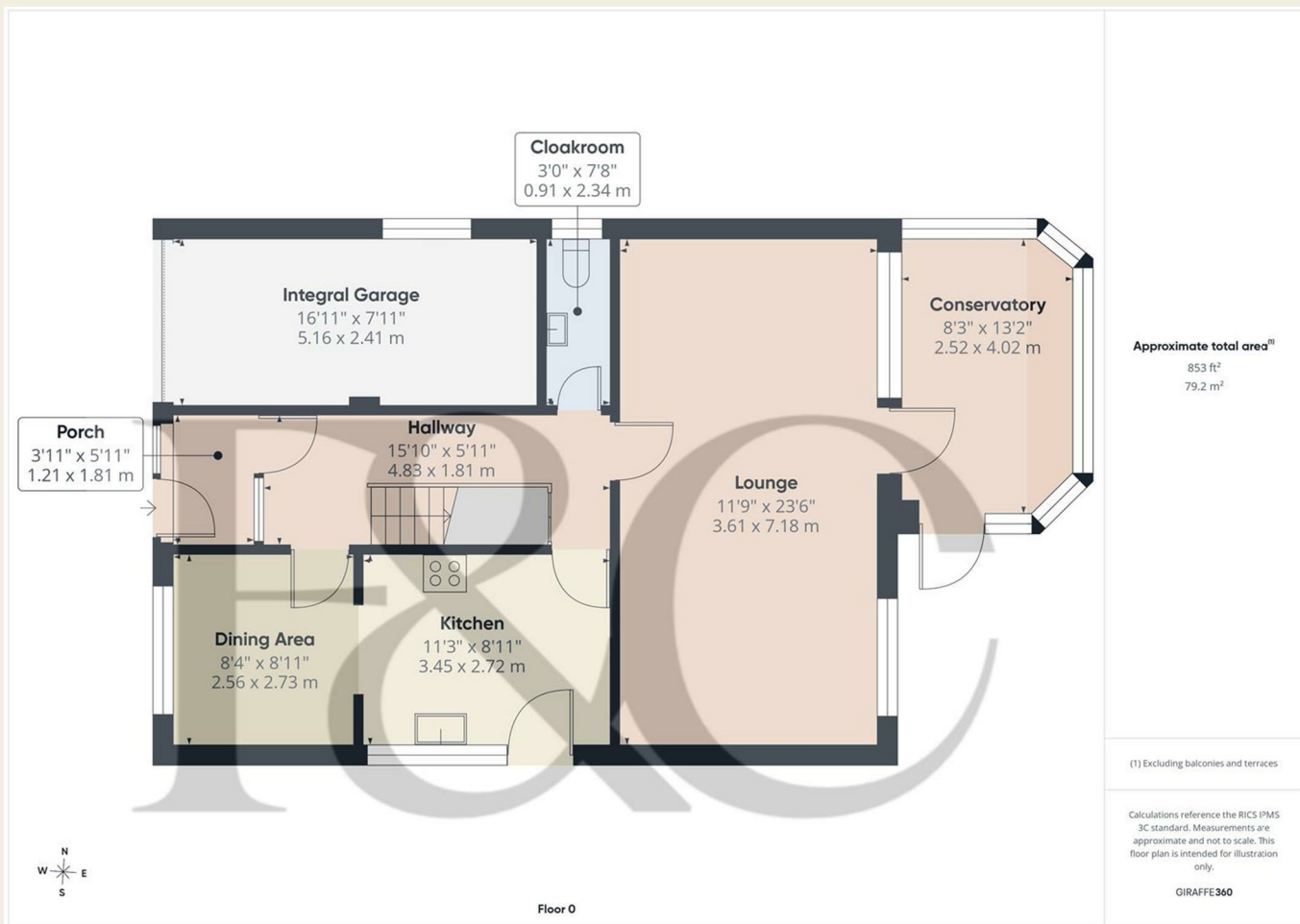
A block paved driveway provides car standing spaces for three vehicles.

### Integral Garage

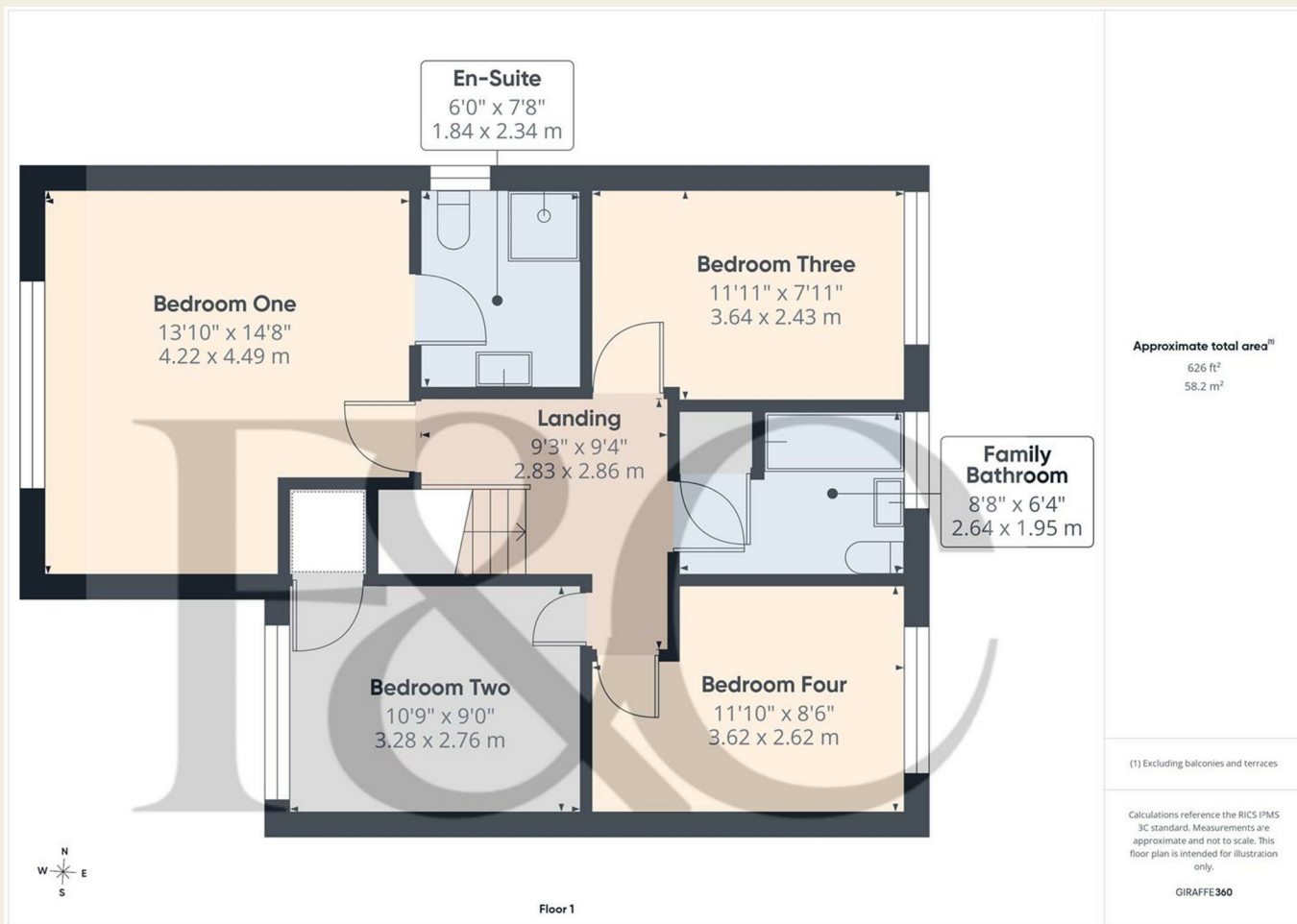
16'11" x 7'10" (5.16 x 2.41)

With power, lighting, central heating boiler, side window, shelving, gas metre, cold water tap, water metre and up and over metal front door.

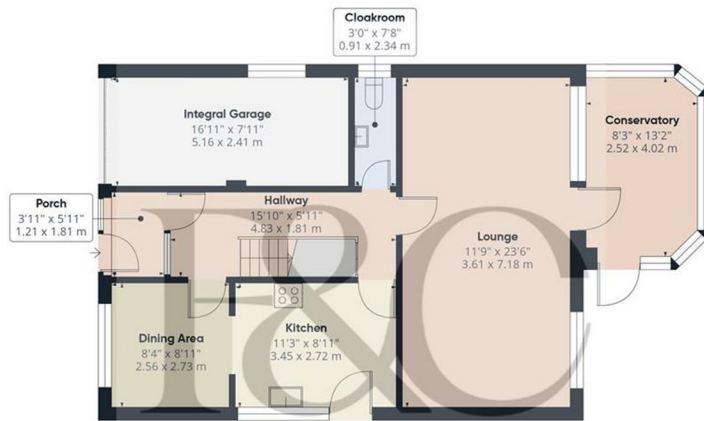
### Council Tax Band E



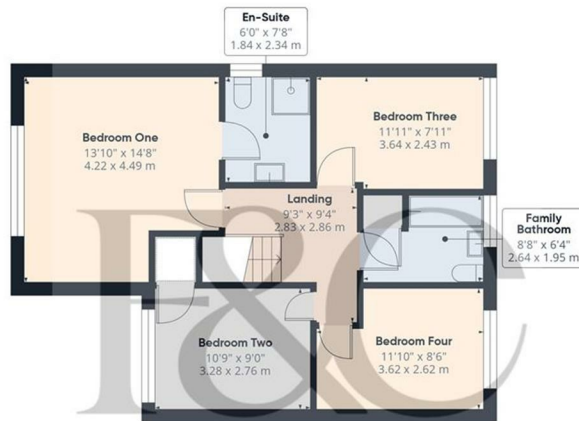
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Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
1479 ft<sup>2</sup>  
137.4 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.

GIRAFFE360

## 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 |                         |           |
| <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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