



3 Bed House - Detached

121 Broadway, Duffield, Belper DE56 4BW

Offers Over £500,000 Freehold



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- BEST & FINAL OFFER BY WEDNESDAY 22nd OCTOBER at 1pm
- Ecclesbourne School Catchment Area
- Located on Popular Broadway – Set Well Back Along a Tree Lined Service Road
- Potential to Extend (Subject to Planning Permission)
- Lounge, Study, Conservatory
- Kitchen & Dining Room
- Three Bedrooms & Family Bathroom
- Generous Private Garden Plot
- Spacious Driveway, Carport & Garage
- No Chain Involved – Requires Modernisation – Rare Opportunity

BEST & FINAL OFFER BY WEDNESDAY 22nd OCTOBER at 1pm – ECCLESBOURNE SCHOOL CATCHMENT AREA – This detached house presents an excellent opportunity for those seeking a family home with ample potential for improvement.

One of the standout features of this home is the generous garden plot, perfect for outdoor activities and family gatherings. The expansive outdoor space not only enhances the property's appeal but also offers the potential for further landscaping or even an extension (subject to planning permission).

The location on Broadway, Duffield is highly sought after, known for its friendly community and proximity to local amenities, making it an ideal choice for families.

While the property does require modernisation, this presents a unique opportunity for buyers to create their dream home, tailored to their tastes and preferences. With a little vision and effort, this house can be transformed into a stunning residence that reflects your personal style.

In summary, this detached house in Duffield is a promising prospect for those looking to invest in a property with great potential. With its spacious layout, generous garden, and prime location, it is a rare find that should not be missed.

The Location

The village of Duffield is situated approximately 5 miles north along the main A6 arterial road and the village in turn has an excellent range of local shops, public houses, restaurants, supermarket, tennis and squash club, Chevin golf club, recreational facilities including the Eyes Meadow Nature reserve. Local primary schools include William Gilbert Endowed School, Meadows Primary School and the well-known Ecclesbourne Secondary School. Duffield is also positioned along the East Midlands Mainline and is within easy reach of famous attractions such as Chatsworth House and the historic spa town of Matlock.

Accommodation

Ground Floor

Porch

9'3" x 3'11" (2.83 x 1.21)

With double glazed entrance door.

Lounge

21'2" x 11'5" (6.46 x 3.50)

With stone fireplace, radiator, coving to ceiling, staircase leading to first floor, open archway and double glazed window to front.

Study

11'5" x 7'0" (3.48 x 2.15)

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

Inner Lobby

10'0" x 2'8" (3.05 x 0.83)

With door giving access to cloakroom.

Cloakroom

6'2" x 5'3" (1.88 x 1.61)

With low level WC, wash basin, tiled walls, tiled flooring, built-in cupboard housing the hot water cylinder and double glazed obscure window to side.

Dining Room

11'9" x 11'6" (3.59 x 3.51)

With radiator, open archway leading to kitchen and double glazed window overlooking rear garden.

Kitchen

10'7" x 8'10" (3.24 x 2.71)

With one and a half stainless steel sink unit with mixer tap, wall and base cupboards, gas hob, electric oven, wall mounted central heating boiler, tile flooring, double glazed window to side, double glazed window to rear and double glazed door giving access to conservatory.

Conservatory

16'2" x 8'2" (4.95 x 2.50)

With tile flooring, double glazed windows, single sink with hot and cold tap, plumbing for automatic washing machine and double glazed doors giving access to garden.

First Floor Landing

13'0" x 2'9" (3.97 x 0.85)

With access to roof space.

Bedroom One

18'10" x 9'1" (5.75 x 2.79)

With storage into eaves, two radiators, wardrobes and double glazed window to front.

Bedroom Two

12'0" x 9'1" (3.68 x 2.77)

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

Bedroom Three

9'0" x 8'11" (2.75 x 2.74)

With pedestal wash handbasin, radiator and double glazed window to rear.

Family Bathroom

9'8" x 5'10" (2.97 x 1.80)

With bath with electric shower, fitted wash basin with fitted base cupboard underneath, low level WC, tiled walls, heated towel rail/radiator and double glazed Velux style window.

Front Garden

The property is set well back from the pavement edge behind a deep, lawned fore-garden with inset flower beds.

Rear Garden

Being of a major asset to the sale of this particular property is its generous sized, west facing, enclosed rear garden laid to lawn with paved patio, a varied selection of shrubs, plants, Christmas tree and timber shed.

Driveway

A tarmac driveway provides car standing spaces for several cars.

Garage

16'9" x 9'3" (5.11 x 2.84)

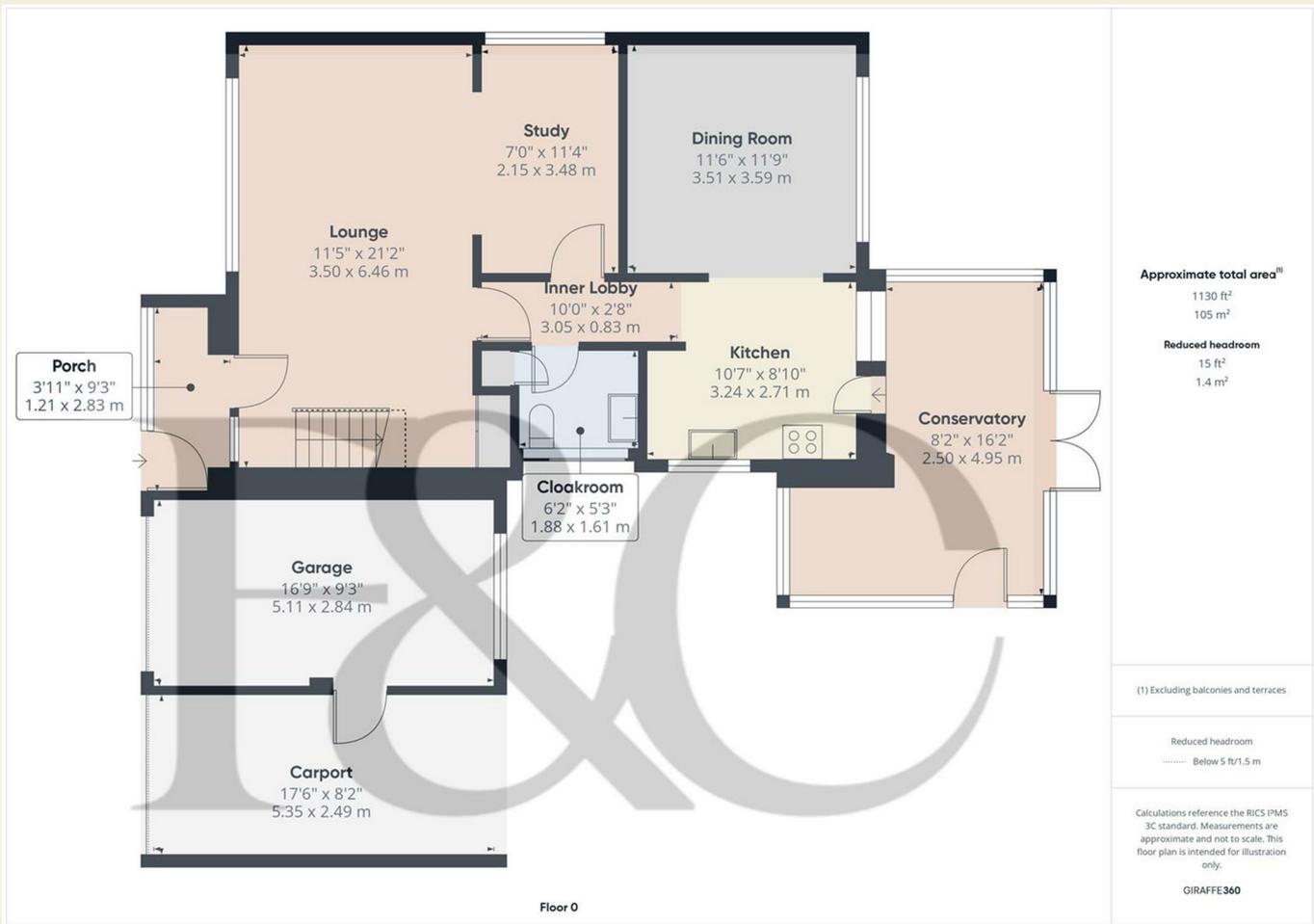
With concrete floor, power, lighting, gas meter, electric consumer unit, side personnel door, double glazed window to rear and up and over front door.

Carport

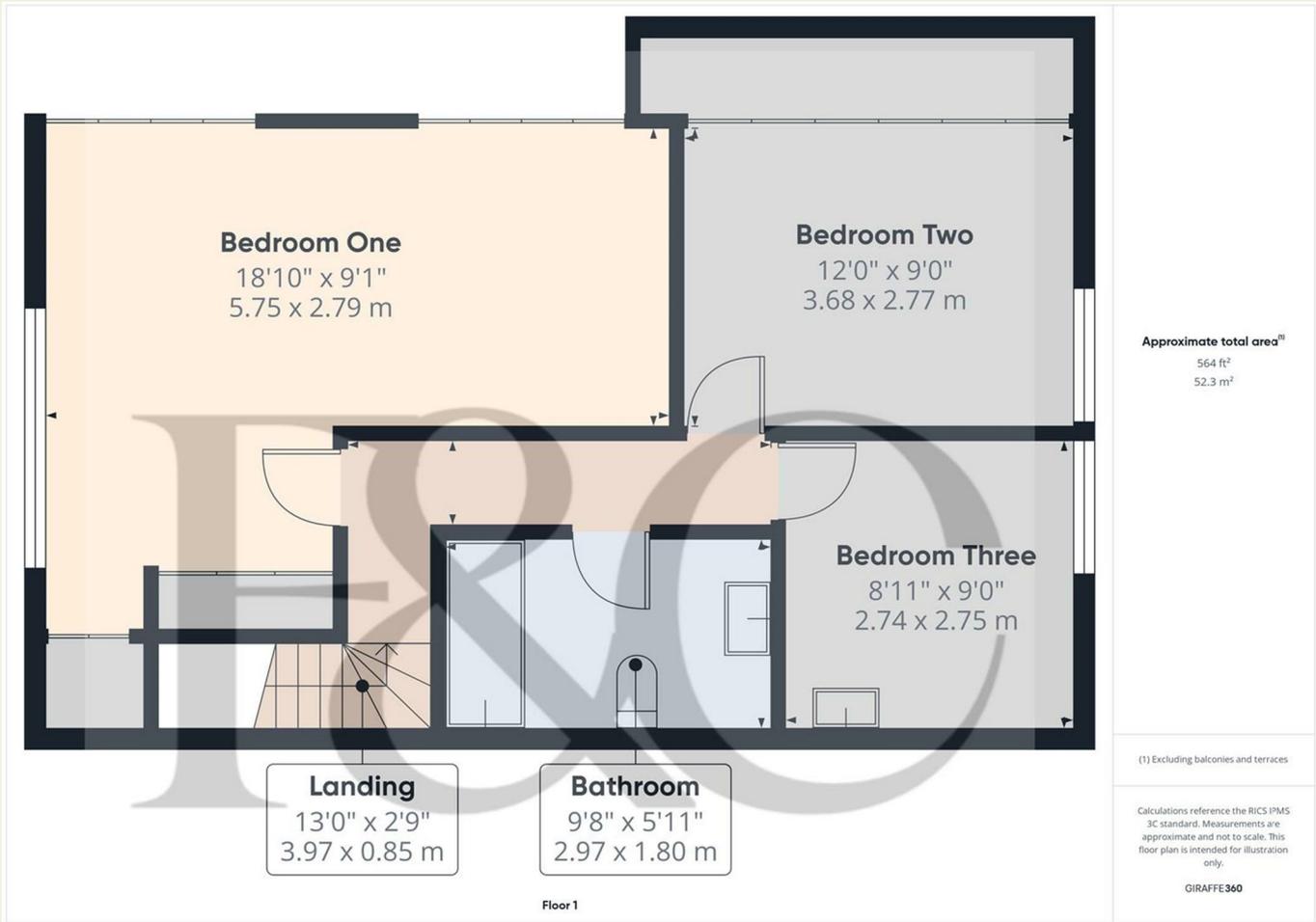
17'6" x 8'2" (5.35 x 2.49)

With up and over front door.

Council Tax Band F



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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		
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