3 Bed House - Semi-Detached

7 Devonshire Drive, Duffield, Belper DE56 4DD

Offers Over £400,000 Freehold

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Fletcher & Company

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- Immaculate Semi-Detached Home with Home Office/Studio
- Ecclesbourne School Catchment Area
- Planning Permission Granted To Extend The House - (AVA/2025/0218) Amber Valley
- Lounge, Dining Room, Kitchen
- Three Bedrooms, Family Bathroom
- South Facing Garden
- Feature Home Office/Studio
- Double Width Block Paved Driveway
- Detached Garage
- Walking Distance To Shops, Restaurants, Schools, Bus/Train Service & Countryside

ECCLESBOURNE SCHOOL CATCHMENT AREA - This immaculate three bedroom semi-detached home benefits from a south-facing garden with delightful home office or studio.

Additionally, planning permission has been granted to extend the house, offering the new owners the exciting opportunity to further enhance their living space according to their personal needs and preferences.

PLANNING APPLICATION NUMBER - AVA/2025/0218 Two Storey Side and Rear Extension GRANTED May 2025 - Amber Valley

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 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. 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

Storm Porch

With entrance door opening into entrance hall.

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Entrance Hall

13'6" x 6'4" (4.13 x 1.94)

With radiator, double glazed window and attractive staircase with glass balustrade leading to first floor with understairs storage cupboard.

Lounge

13'4" x 11'4" (4.08 x 3.47)

With chimney breast incorporating log burning stone with raised slate hearth and raised oak mantel, radiator, double glazed window to front and internal glazed door with chrome fittings.

Dining Room

11'1" x 9'8" (3.40 x 2.95)

With radiator, double glazed sliding patio doors opening onto composite decking and south facing garden.

Kitchen

11'1" x 8'2" (3.38 x 2.49)

With one and a half sink unit with mixer tap, wall and base fitted units with matching worktops, built-in four ring gas hob, built-in electric fan assisted oven, space for fridge/freezer, plumbing for automatic washing machine, spotlights to ceiling, heater chrome towel rail/radiator, tile flooring, cupboard housing the Vaillant boiler, double glazed window to rear and double glazed or giving access to south facing garden.

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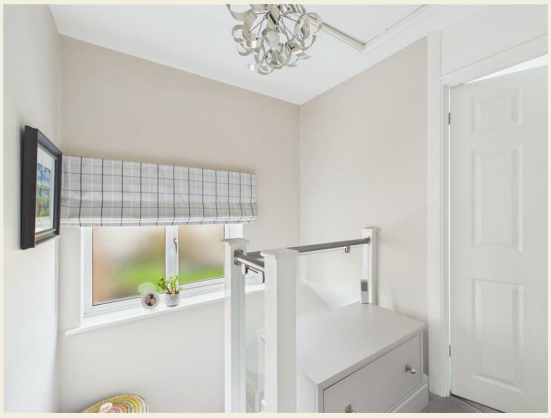
First Floor Landing

6'10" x 4'6" (2.09 x 1.38)

With continuation of the attractive glass balustrade, access to roof space and double glazed window to side.



Bedroom One

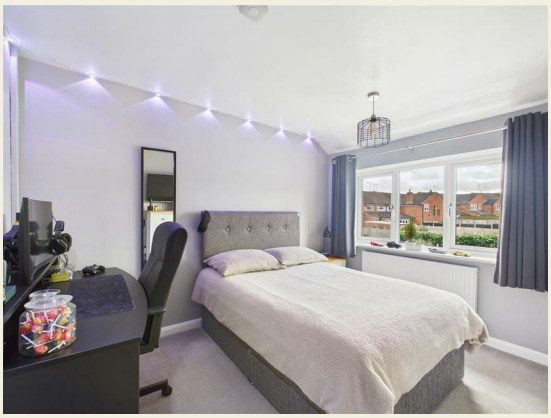
13'5" x 10'6" (4.10 x 3.22)

With fitted wardrobes with sliding doors, radiator, double glazed to front and internal panelled door with chrome fittings.

Bedroom Two

11'2" x 10'1" (3.41 x 3.08)

With radiator, double glazed window to rear and internal panelled door with chrome fittings.



Bedroom Three

9'7" x 7'3" (2.93 x 2.21)

With fitted double wardrobe, radiator, double glazed window to side and internal panelled door with chrome fittings.

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Family Bathroom

8'3" x 7'8" (2.53 x 2.35)

With bath with chrome fittings, fitted wash basin with chrome fittings fitted base cupboard underneath, low level WC, separate shower cubicle with chrome fittings including shower, tile splashbacks, tiled effect flooring, heated towel rail/radiator, spotlights to ceiling, double glazed window to rear with fitted blind, wall mounted mirror medicine cabinet, extractor fan and internal panelled door with chrome fittings.

Front Garden

The property is set back from the pavement edge behind a low maintenance, fore-garden with slate chippings.

Rear Garden

The property benefits from a south facing (non-overlooked), enclosed rear garden laid to lawn with flower beds, raised composite decked area and feature home office/studio.

Home Office/Studio

11'8" x 8'2" (3.57 x 2.51)

With power, lighting, insulation, heating, double glazed window and double glazed sliding door.

Double Width Driveway

The property benefits from a double width, block paved driveway for two/three cars.

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Detached Garage

17'1" x 8'6" (5.21 x 2.60)

With power and lighting.

Planning Permission Granted

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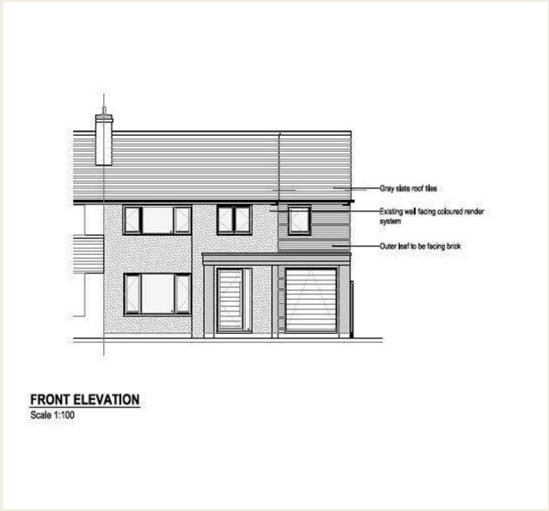

Council Tax Band - D

Amber Valley

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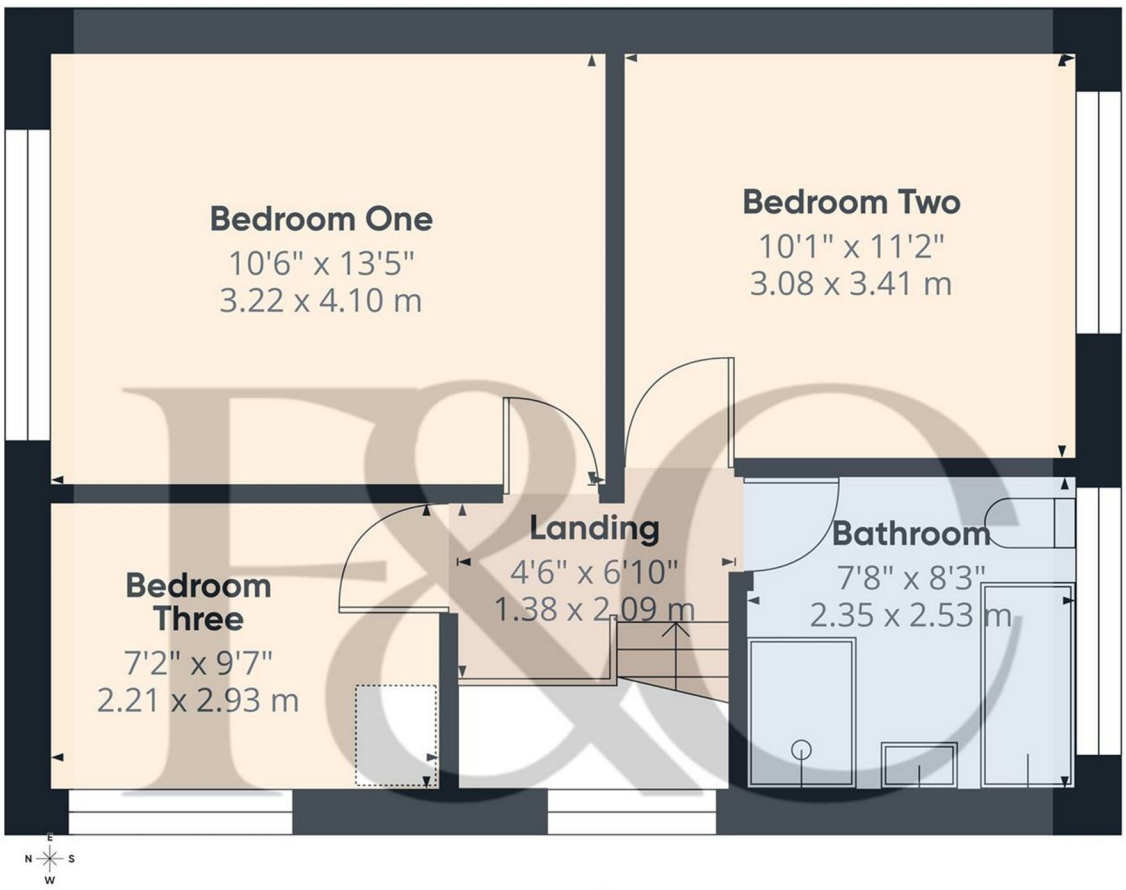

Floor 1 Building 1

Approximate total area(1)

409 ft²

38 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 0 Building 3

Approximate total area(1)

98 ft²

9.1 m²

(1) Excluding balconies and terraces

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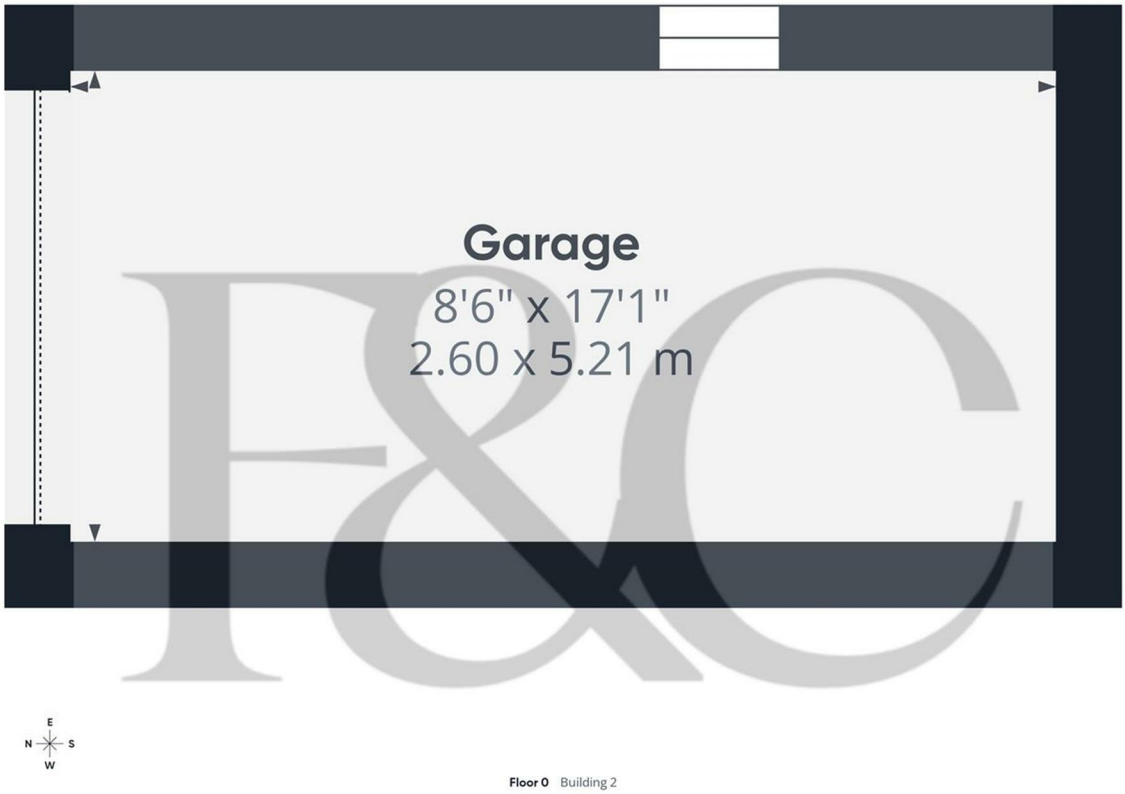

Floor 0 Building 2

Approximate total area(1)

144 ft²

13.4 m²

(1) Excluding balconies and terraces

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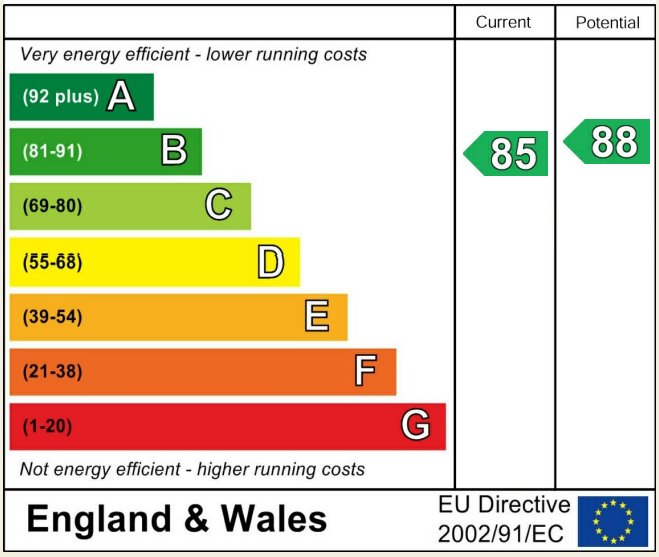
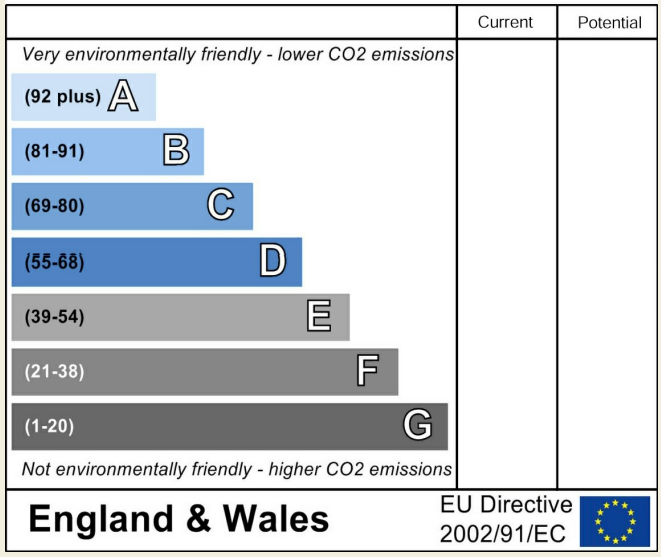
Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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