3 Bed House - Semi-Detached

137 Derby Road
Duffield
DE56 4FQ

£1,295 Per Calendar Month

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& Company

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• Traditional Three Bedroom Semi Detached Property • Driveway Parking For One Car • Open Views Over Fields/Countryside • Gas Central Heating and Double Glazing • Lounge and Dining Room • Fitted Breakfast Kitchen • Three Bedrooms • Fitted Four Piece Bathroom With Storage Cupboard • Large Mature Gardens • Available 9th November 2026 - Long Term

ECCLESBOURNE SCHOOL CATCHMENT – AVAILABLE EARLY NOVEMBER 2026

A characterful three bedroom bay fronted semi detached home, positioned on the outskirts of the highly desirable village of Duffield and enjoying a superb setting with open countryside views to the front.

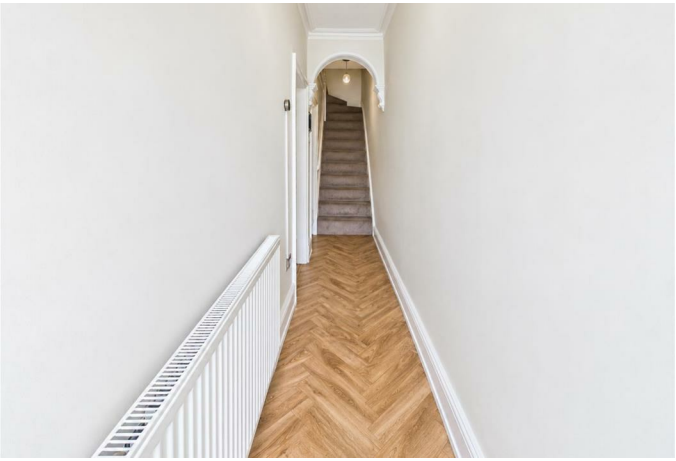
The property offers generous and well proportioned accommodation while retaining a number of attractive traditional features. The ground floor comprises a welcoming entrance hallway, spacious living room, separate dining room and a fitted breakfast kitchen with French doors opening directly onto the rear garden.

Upstairs are three bedrooms together with a spacious four piece family bathroom.

One of the standout features of the property is the substantial and private rear garden, which backs directly onto open fields and enjoys far reaching views towards Eaton Bank and the surrounding Derbyshire countryside. To the front is further garden space with parking for one vehicle.

Ideally positioned for Duffield and the surrounding countryside, the property also falls within the highly regarded Ecclesbourne School catchment area, making this an excellent opportunity for families seeking a spacious home in a sought after location.

Available Early November 2026 – an earlier move-in may be possible by agreement.



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 which lies some 5 miles to the south of the village. Local recreational facilities include squash, tennis, cricket, football, rugby 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.

THE ACCOMMODATION

GROUND FLOOR

Entrance Hall

15'6" x 2'10" (4.72m x 0.86m)

UPVC double glazed entrance door, deep skirting boards and architraves, high ceiling with coving, period-style archway, radiator and staircase leading to the first floor.

Lounge

14'6" into bay x 11'9" (4.42m into bay x 3.58m)

Chimney breast incorporating electric fire with raised tiled hearth, deep skirting boards and architraves, high ceiling with coving and centre rose, radiator, double glazed bay window offering pleasant views over open countryside to front, TV and telephone points and internal panelled door.

Dining Room

12'7" x 11'9" (3.84m x 3.58m)

Chimney breast, deep skirting boards and architraves, high ceiling, oak-effect flooring, radiator, single glazed window to the rear and internal panelled door.

Breakfast Kitchen

18'4" x 7'8" (5.59m x 2.34m)

Twin porcelain sink unit with mixer tap, base units with drawer/cupboard fronts and solid oak work surfaces over, wall mounted units, five ring gas hob with extractor hood over and double fan assisted electric oven, plumbing for a washing machine, space for tumble dryer, space for fridge/freezer, deep skirting boards and architraves, high ceiling, radiator, TV point, double glazed window to the side elevation, double glazed French doors opening onto the large rear garden and matching oak-effect laminate flooring.

Understairs Storage/Pantry

7'5" x 2'9" (2.26m x 0.84m)

Quarry tiled flooring, stone thrawl, electrical consumer unit, gas meter and internal panelled door.

FIRST FLOOR

Passage Landing

12'8" x 5'5" (3.86m x 1.65m)

Deep skirting boards and architraves, high ceiling, attractive balustrade, built-in double storage cupboard and access to roof space.

Bedroom One

9'4" x 8'10" (2.84m x 2.69m)

Radiator, UPVC double glazed window to the rear and internal panelled door.

Bedroom Two

11'7" x 9'4" (3.53m x 2.84m)

Deep skirting boards and architraves, high ceiling, chimney breast, radiator, double glazed window to the front and internal panelled door.

Bedroom Three

11'6" x 5'5" (3.51m x 1.65m)

Deep skirting boards and architraves, high ceiling with spotlights, radiator, double glazed Velux window and internal panelled door.

Bathroom

8'6" x 7'5" (2.59m x 2.26m)

Bath with mixer tap/shower attachment, fitted wash basin, low level w.c., separate corner shower cubicle, tiled flooring, heated chrome towel rail/radiator, fitted mirror, spotlights to ceiling, concealed combination boiler, double glazed window to the rear and internal panelled door.

OUTSIDE

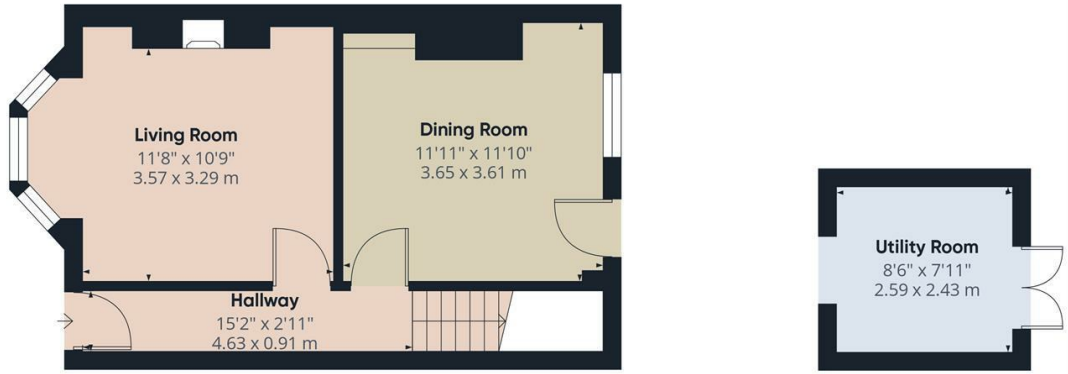
Large Rear Garden

To the rear of the property, there is a large and mature garden which extends over 100ft and backs onto open fields with views towards Eaton Bank and beyond. The garden is mainly laid to lawn with shrubs, trees and a paved patio.

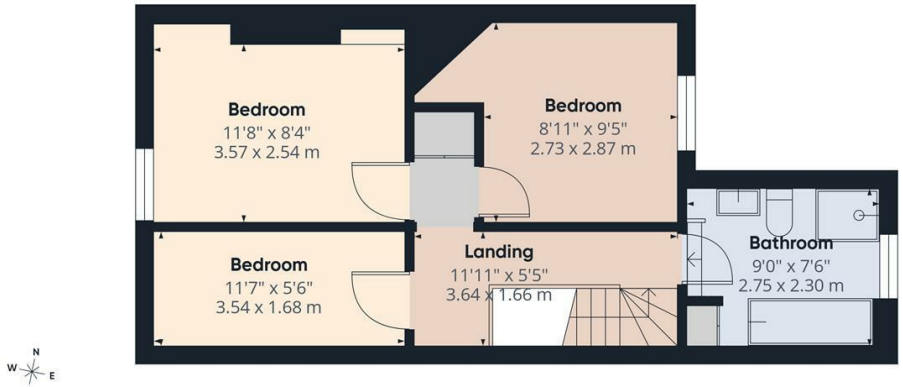
Shed/Store

Driveway

One parking space.



Floor 0



Floor 1

Approximate total area(1)

811 ft²

75.3 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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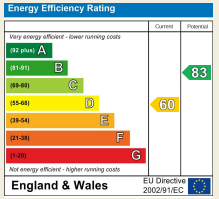

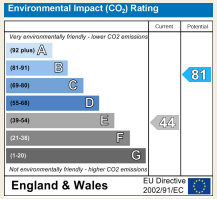

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