



## 6 Bed House - Semi-Detached

High View House, 3 Avenue Road, Duffield, Belper DE56 4DW

Offers Around £875,000 Freehold



6



4



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**Fletcher**  
& Company

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- Spacious Victorian Family Home of Style and Character
- Ecclesbourne School Catchment Area
- Lounge & Family/Dining Room
- Conservatory & Office/Gym
- Living Kitchen/Dining Room with Doors to Garden
- Six/Seven Bedrooms ( Study/Bedroom Seven ) & Three Bathrooms
- Attractive Gardens - Fabulous Stone Work - Brick Garden Store/Workshop
- Double Width Block Paved Driveway with Electric Car Charging Point
- Special Elevated Position with Far Reaching Views - No Chain Involved
- A Short Walk in Duffield Village - William Gilbert, Chevin Golf Course, Train/Bus Services

ECCLESBOURNE SCHOOL CATCHMENT AREA - Victorian six/seven bedroom family home of style and character, located close to The Chevin Golf Course, Hazelwood Road and William Gilbert Primary School.

High View House stands in an special elevated and prominent position enjoying views towards the Chevin and beyond.

It is set well back from the pavement edge behind a high retaining natural stone wall incorporating delightful foregarden with stone pathways and further pattern stonework. The house benefits from a double width driveway for two-cars with electric car charging point and brick store/workshop.

The property offers light and spacious accommodation over 3,200 square foot. No Chain Involved.

#### 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

7'9" x 4'3" (2.38 x 1.31)

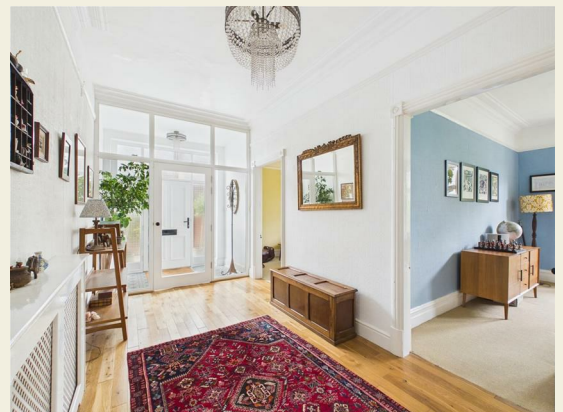
With panelled entrance door including surrounding sealed unit double glazed windows, deep skirting boards and architraves, high ceiling, tile flooring, inset door mat and internal glazed door giving access to hallway.



## Hallway

16'6" x 7'10" (5.03 x 2.39)

With solid oak wood flooring, radiator, deep skirting boards and architraves, high ceiling, coving to ceiling with centre rose and picture rail.



## Coat Store

8'10" x 5'8" (2.71 x 1.75)

With herringbone style block wood flooring, coat hangers, electric consumer unit and internal panelled door.

## Cloakroom

7'9" x 5'10" (2.37 x 1.78)

With low level WC, fitted washbasin with fitted base cupboard underneath, spotlights to ceiling, tile flooring, radiator, character window with fitted blind and internal door.

## Sitting Room

17'3" x 13'9" (5.27 x 4.21)

With chimney breast with characterful fireplace incorporating inset living flame gas fire and raised granite hearth, deep skirting boards and architraves, high ceiling, coving ceiling with centre rose, picture rail, two radiators, four matching double glazed sash style windows to front, far-reaching views and internal panelled door.



## Dining/Family Room

14'4" x 13'5" (4.38 x 4.09)

With chimney breast with characterful fireplace with inset living flame gas fire and raised granite hearth, deep skirting boards and architraves, high ceiling, coving to ceiling, picture rail, two radiators, bay window incorporating four matching double glazed sash style windows to front, far-reaching views and internal panelled door.



## Living Kitchen/Dining Room

27'9" x 13'11" (8.47 x 4.26)



## Dining Area

With tile flooring, deep skirting boards and architraves, high ceiling, coving to ceiling, internal window, radiator, staircase leading to first floor, internal double opening doors and open space leading to kitchen area.



## Kitchen Area

With double porcelain sink unit with chrome mixer tap, wall and base fitted units with black granite worktops, range cooker, plumbing for dishwasher, integrated fridge, tile flooring, deep skirting boards and architraves, high ceiling, coving to ceiling with centre rose, column style radiator, matching kitchen island with black granite worktop, wine rack, sealed unit double glazed French doors opening on to Indian stone patio with awning and open space leading into dining area.



## Inner Lobby

7'10" x 6'10" (2.40 x 2.09)

With tile flooring and glazed door giving access to conservatory.

## Conservatory

20'4" x 14'11" x 5'4" x 3'11" (6.21 x 4.56 x 1.64 x 1.21)

With tile flooring, exposed stonework, double glazed windows, double glazed French doors opening on to Indian stone patio and garden, internal glazed door and four matching double glazed skylight windows.

### Gym/Office

15'7" x 7'9" (4.75 x 2.38)

With high ceiling, power, lighting, electric heater, internal multi-pane window, exposed beam, trophy shelf and two double glazed skylight windows.

### Utility

8'2" x 3'4" (2.51 x 1.02)

With plumbing for automatic washing machine, space for tumble dryer and wood flooring.

### First Floor Landing

13'1" x 7'9" (3.99 x 2.37)

With deep skirting boards and architraves, high ceiling, coving to ceiling, radiator and staircase leading to second floor.

### Bedroom One

17'4" x 13'10" (5.30 x 4.22)

With chimney breast with characterful display period style fireplace with patterned tiled hearth, deep skirting boards and architraves, high ceiling, coving to ceiling, picture rail, radiator, two double glazed sash style windows to rear and internal panelled door.



### En-suite/Bathroom One

8'5" x 11'1" (2.59 x 3.39)

With double shower cubicle with shower, twin wash basins both having chrome fittings and fitted base cupboards underneath, low level WC, tiled effect floor, deep skirting boards and architraves, high ceiling, picture rail, coving to ceiling, radiator, built-in cupboard housing the central heating boiler, extractor fan, two matching double glazed sash style windows to rear with fitted blinds and heated chrome towel rail/radiator.



### Bedroom Two

14'11" x 13'9" (4.56 x 4.21)

With chimney breast, deep skirting boards and architraves, high ceiling, picture rail, radiator, three matching double glazed sash style windows to front, far-reaching views and internal door.



### Bedroom Three

14'3" x 13'3" (4.36 x 4.06)

With chimney breast, deep skirting boards and architraves, high ceiling, coving to ceiling, picture rail, radiator, two matching double glazed sash style windows to front, far-reaching views and internal panelled door.



### Family Bathroom Two

8'5" x 7'8" (2.59 x 2.36)

With corner bath with mixer tap/hand shower attachment, pedestal wash handbasin, low level WC, separate shower cubicle with shower, tile floor, tile splashbacks, high ceiling, spotlights to ceiling, radiator, two double glazed sash style windows with fitted blinds to side and internal panelled door.



### Second Floor Landing

10'6" x 7'8" (3.21 x 2.36)

With deep skirting boards and architraves, high ceiling, radiator, access to roof spaces and double glazed Velux style window.

### Bedroom Four

17'5" x 13'10" (5.31 x 4.23)

With built-in wardrobe with cupboard above, cast iron period display fireplace, radiator, deep skirting boards and architraves, high ceiling, laminated flooring, dormer window incorporating three matching double glazed sash style windows to front, far-reaching views and internal panelled door.



### Bedroom Five

12'4" x 10'9" (3.78 x 3.30)

With chimney breast incorporating character display fireplace, deep skirting boards and architraves, high ceiling, radiator, two matching double glazed sash style windows to front, far-reaching views and internal panelled door.



### Bedroom Six

13'11" x 13'7" (4.26 x 4.16)

With chimney breast with cast iron display period style fireplace, deep skirting boards and architraves, high ceiling, radiator, double glazed sash style window to rear with fitted blind and internal panelled door.



### Study/Bedroom Seven

12'2" x 9'8" (3.72 x 2.95)

With wood flooring, deep skirting boards and architraves, high ceiling, radiator, dormer window to rear incorporating three double glazed sash style windows and half glazed door.



### Family Bathroom Three

10'0" x 7'9" (3.05 x 2.37)

With corner bath with mixer tap/hand shower attachment, fitted wash basin with fitted base cupboard underneath, low level WC, double shower cubicle with electric shower, deep skirting boards and architraves, high ceiling, radiator, extractor fan, double glazed sash style window to side with fitted blind and internal panelled door.



### Front Garden

The property is set well back in a special, elevated and prominent position behind the pavement edge with attractive natural stone walling, lawn areas, well-stocked flower beds and further Indian stone paving/pathways with black painted wrought iron railings. Outside lights and wheelie bin storage area.



### Side Garden

With continuation of the Indian stone leading to the entrance door with outside lights, raised beds and brick walling. Outside lights.



## Rear Garden

A private, enclosed rear garden laid to lawn with a varied selection of shrubs and border flowers complemented by lower and upper Indian stone patio/terrace areas providing a pleasant sitting out and entertaining space, stone and brick walling, outside lights, cold water tap, awning, brick wall with brick archway and side access gate. Garden pod included in the sale at a successful sale price.



## Garden Store/Workshop

18'2" x 8'3" (5.54m x 2.51m)

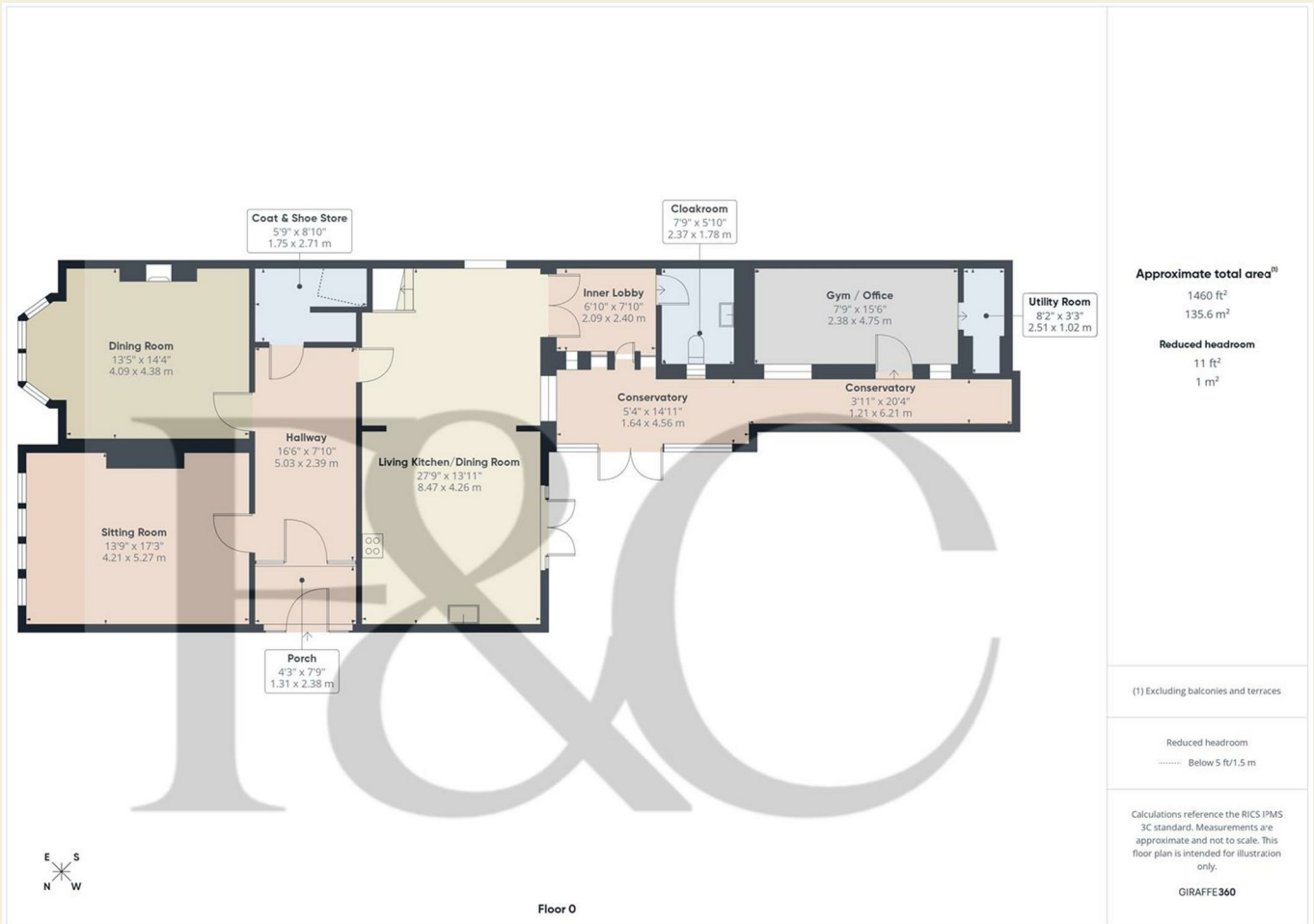
Constructed of brick with the tiled roof with concrete floor, power, lighting, three windows and door.



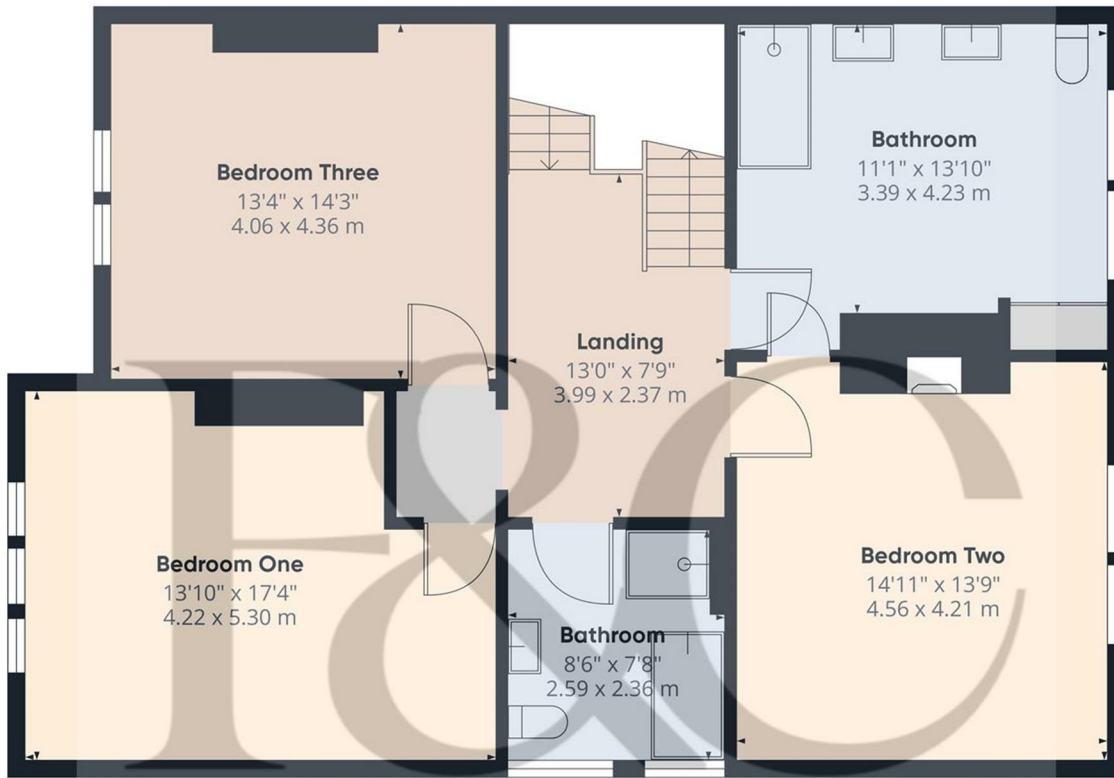
## Driveway

A double width block paved driveway provides car standing spaces for two cars with electric car charging point.





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**Approximate total area<sup>m</sup>**  
941 ft<sup>2</sup>  
87.5 m<sup>2</sup>

(1) Excluding balconies and terraces

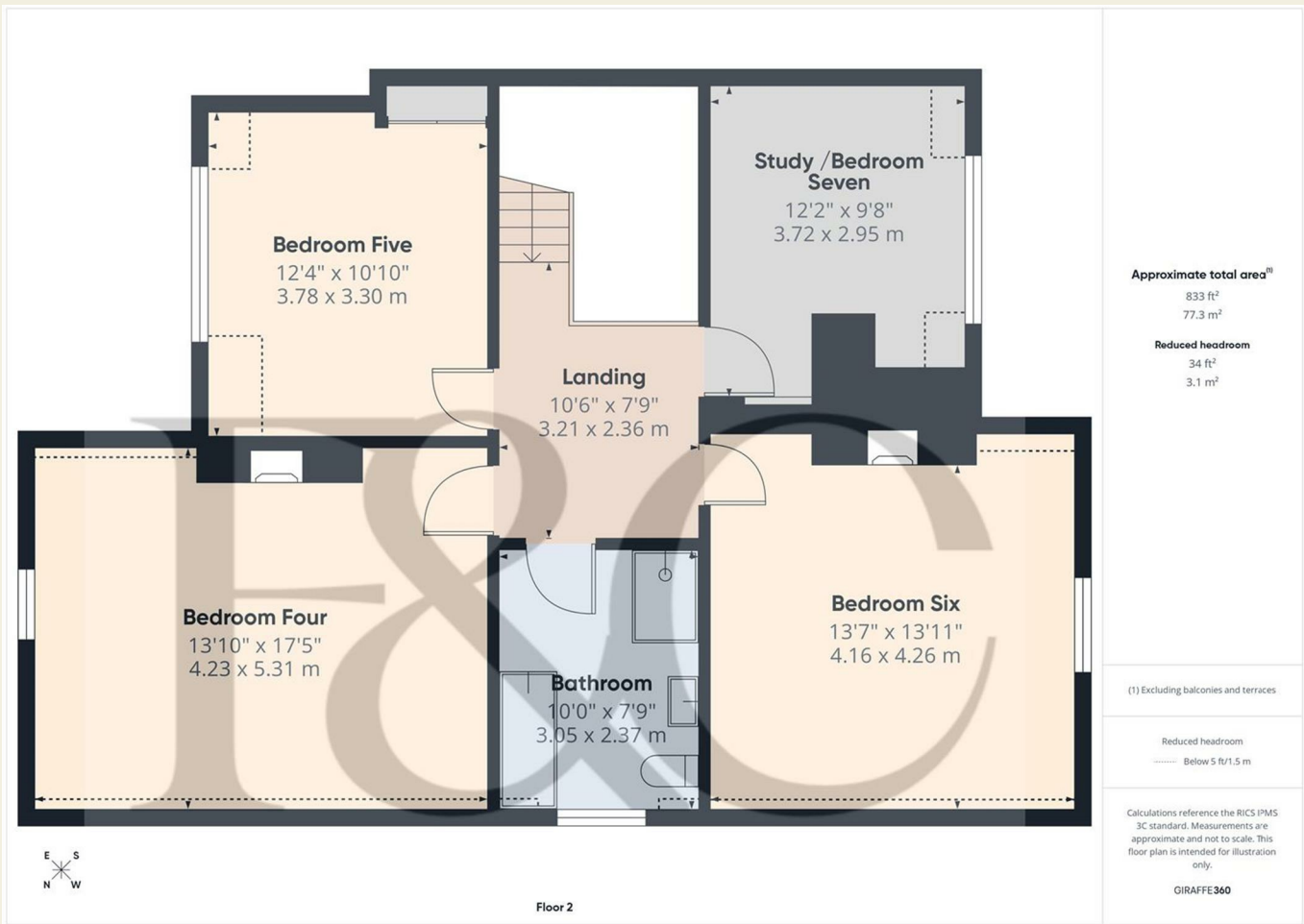
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

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