



5 Bed House - Detached

20 Chestnut Close, Duffield, Belper DE56 4HD

Guide Price £600,000 Freehold



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- Detached Home with Potential To Be Improved
- Ecclesbourne School Catchment Area
- Cul-de-Sac Location – Walking Distance to Duffield Village Amenities
- Lounge & Dining Room
- Extended Kitchen
- Four/Five Bedrooms
- Family Bathroom & En-Suite
- Front & Rear Gardens
- Block Paved Driveway with Integral Garage
- No Chain Involved – Prime Position in Duffield

ECCLESBOURNE SCHOOL CATCHMENT AREA – A highly appealing four/five bedroom detached property, located in a very sought-after cul-de-sac close to Duffield village 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. The village has excellent medical and educational facilities both at primary and secondary level (Ecclesbourne Secondary School). There is a regular bus service along the A6 between Derby and Belper. Also 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.

The famous market town of Ashbourne, known as the gateway to Dovedale and The Peak District National Park lies approximately 10 miles to the west. The thriving market town of Belper is situated 3 miles north of the village and provides a more comprehensive range of shops and leisure facilities.

Accommodation

Ground Floor

Entrance Hall

12'11" x 7'6" (3.94 x 2.30)

With built-in double storage cupboard, coving to ceiling, radiator, staircase leading to first floor and entrance door.

Cloakroom

7'9" x 2'7" (2.38 x 0.80)

With low level WC, fitted wash basin with fitted base cupboard underneath, fully tiled walls with tile flooring, heated chrome towel rail/radiator, extractor fan and window.

Lounge

24'0" x 11'10" (7.33 x 3.63)

With stone fireplace with inset living flame gas fire, quarry tiled hearth, radiator, multi-pane bow window to front with deep window sill and secondary double glazing, rear double glazed sliding door giving access to garden and open archway leading to dining area.



Dining Room

10'2" x 9'9" (3.12 x 2.98)

With radiator, open archway leading to lounge, internal door giving access to kitchen and multi-pane window overlooking rear garden with secondary double glazing.



Extended Kitchen

15'8" x 9'10" (4.80 x 3.01)

With one and a half sink unit with mixer tap, wall and base fitted units with woodwork tops, built-in four ring gas hob, built-in microwave, built-in double electric fan assisted oven, plumbing for automatic washing machine, plumbing for dishwasher, tiled effect flooring, breakfast bar, space for fridge and freezer, space for tumble dryer, radiator, side access door and multi pane window to rear with secondary double glazing.



First Floor Landing

12'2" x 3'11" (3.72 x 1.20)

With built-in storage cupboard and access to roof space.

Bedroom One

13'5" x 8'7" (4.09 x 2.63)

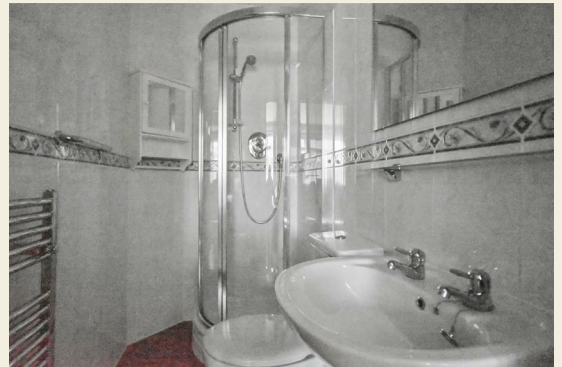
With built-in wardrobes, radiator and multi-pane window to front with secondary double glazing.



En-Suite

8'2" x 3'11" (2.49 x 1.20)

With separate shower cubicle, pedestal wash handbasin, low level WC, tile splashbacks, tiled effect flooring, spotlights to ceiling, extractor fan and heated chrome towel rail/radiator.



Bedroom Two

13'11" x 9'10" (4.25 x 3.01)

With wash basin with hot and cold tap with fitted base cupboard underneath, radiator and multi-pane window to front with secondary double glazing.



Bedroom Three

9'10" x 9'10" (3.01 x 3.00)

With radiator and multi-pane window to rear with secondary double glazing.



Bedroom Four

9'0" x 6'7" (2.75 x 2.01)

With radiator and multi-pane window with secondary double glazing to rear.



Bedroom Five/Study

9'11" x 8'11" (3.04 x 2.72)

With radiator and multi-pane window with secondary double glazing to rear.



Family Bathroom

8'7" x 8'2" (2.64 x 2.49)

With walk-in shower, wash basin, bidet, low level WC, tile splashbacks, tile flooring, radiator, built-in cupboard with shelving providing storage, built-in cupboard housing the central heating boiler and hot water cylinder, additional heated chrome towel rail/radiator and multi-pane window to front with secondary double glazing.



Front Garden

The property is set well back from the pavement edge behind a deep, lawn fore-garden.

Rear Garden

To the rear of the property is a lawn garden enclosed by fencing with mature trees.



Driveway

A double width block paved driveway provides car standing spaces and leads to an integral garage.

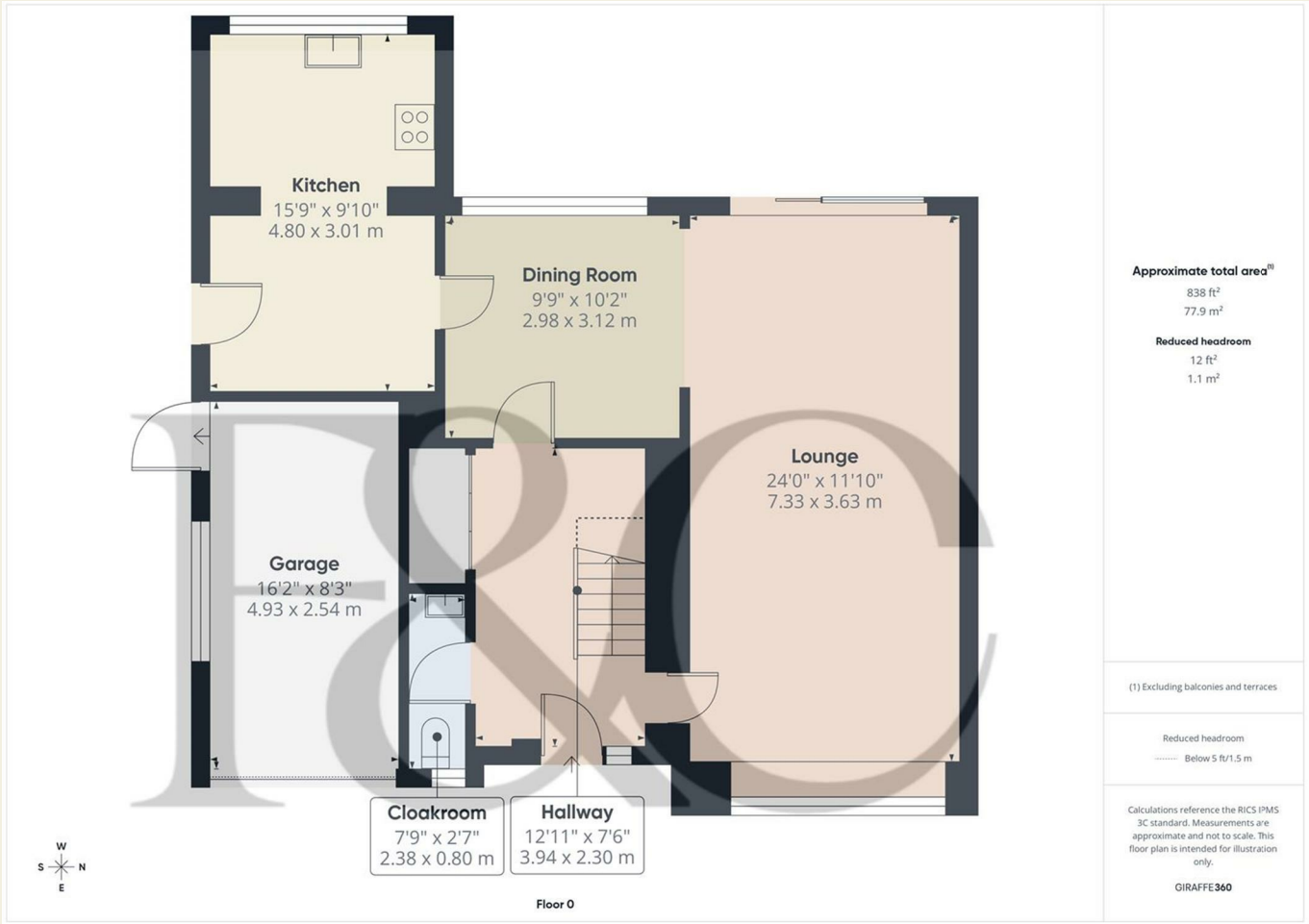


Integral Garage

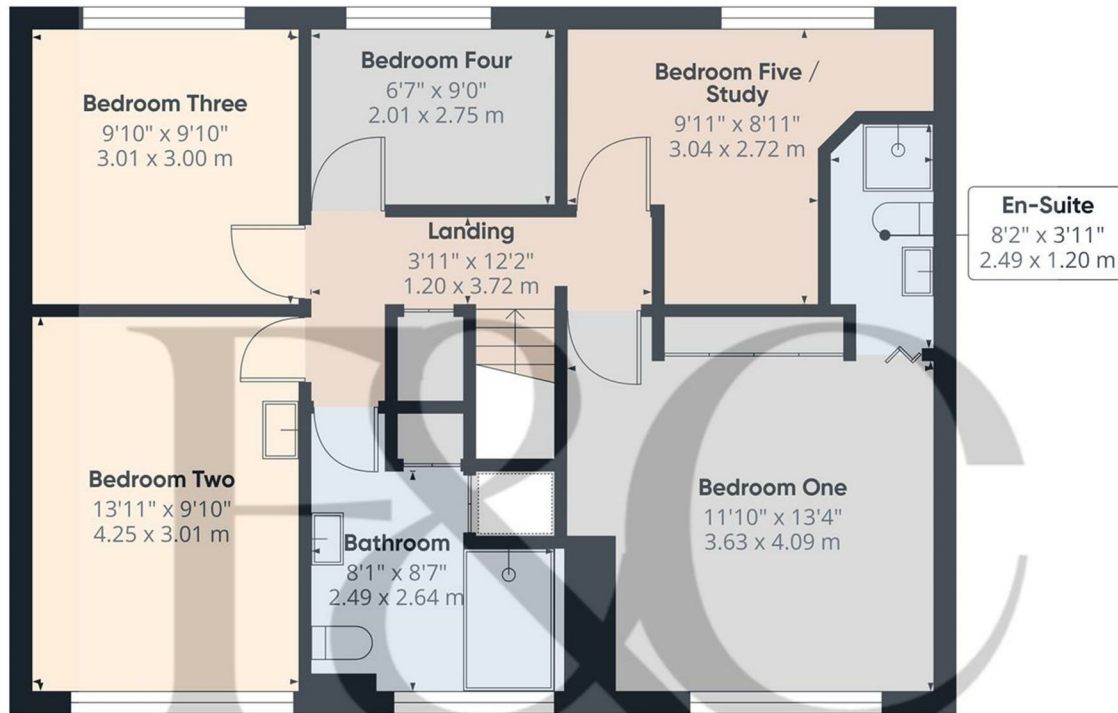
16'2" x 8'3" (4.93 x 2.54)

With concrete floor, power, lighting, gas metre, side window, side personnel door and electric front door.

Council Tax Band F



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Approximate total areaⁱⁱⁱ
722 ft²
67.1 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 1

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	77
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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