



## 4 Bed House - Detached

21 Ecclesbourne Avenue, Duffield, Belper DE56 4GE

Offers Around £645,000 Freehold



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**Fletcher**  
& Company

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Highly Appealing Family Detached Home
- Ecclesbourne School Catchment Area
- Lounge, Family Room/Study
- Living Kitchen/Dining Room & Utility/Cloakroom
- Four Generous Bedrooms
- Two Bathrooms
- Pleasant Front & Rear Gardens
- Generous Driveway for Four/Five Vehicles
- Integral Garage
- Cul-de-Sac Location within the Heart of Duffield Village

ECCLESBOURNE SCHOOL CATCHMENT AREA - This highly appealing four-bedroom detached home offers a perfect blend of comfort and convenience. This property is ideal for families seeking a spacious and welcoming environment.

#### 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

##### Storm Porch

With brick pillar, outside light, quarry tile flooring and half glazed entrance door.



## Entrance Hall

14'11" x 6'0" (4.55 x 1.85)

With original Minton tile flooring, deep skirting boards and architraves, high ceiling, coving to ceiling, column style radiator, understairs storage and staircase leading to first floor.



## Lounge

17'8" x 11'10" (5.41 x 3.63)

With characterful fireplace with exposed brickwork incorporating log burning stove with raised quarry tiled hearth, deep skirting boards and architraves, high ceiling, coving to ceiling, dado rail, radiator, double glazed window to front and internal panelled door.



## Living Kitchen/Dining Room

19'6" x 12'4" (5.96 x 3.76)



### Dining Area

With tile flooring, deep skirting boards and architraves, high ceiling, coving to ceiling, centre rose, chimney breast with alcove, double glazed French doors opening onto garden, column style radiator and open space leading to kitchen area.



### Kitchen Area

With single sink with mixer tap, wall and base fitted units with matching worktops, built-in four ring induction hob with concealed extractor hood, built-in electric fan assisted oven, built-in microwave, integrated dishwasher, space for fridge/freezer, matching tile flooring, continuation of the worktops forming a useful breakfast bar area, deep skirting boards and architraves, high ceiling, coving to ceiling, centre rose, double glazed window overlooking rear garden, concealed worktop lights and door giving access to integral garage.



### Utility Room

8'11" x 8'4" (2.72 x 2.55)

With single stainless steel sink unit with mixer tap, wall and base cupboards, worktops, plumbing for automatic washing machine, space for tumble dryer, tile flooring, deep skirting boards and architraves, high ceiling, spotlights to ceiling and double glazed side access door.



### Cloakroom

4'10" x 2'4" (1.48 x 0.73)

With low level WC, wash basin, radiator, tiled effect flooring, double glazed window and internal panelled door.

### Family Room/Study

12'2" x 10'0" (3.72 x 3.05)

With tile flooring, spotlights to ceiling, radiator, three double glazed windows and double glazed door giving access to garden.



### First Floor Landing

9'1" x 8'4" (2.77 x 2.56)

With deep skirting boards and architraves, high ceiling, coving to ceiling and double glazed window to side.

### Bedroom One

12'1" x 8'9" (3.69 x 2.69)

With built-in wardrobes, deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, double glazed window to rear and internal panelled door.



### En-Suite Bathroom

8'9" x 8'9" (2.69 x 2.67)

With corner bath with shower, pedestal wash handbasin, lower level WC, tile splashbacks, heated towel rail/radiator, extractor fan, double glazed dormer window to front and internal panelled door.



### Bedroom Two

11'11" x 11'7" (3.64 x 3.54)

With deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, chimney breast, double glazed window to front and internal panelled door.



### Bedroom Three

9'11" x 8'11" (3.03 x 2.73)

With radiator, deep skirting boards and architraves, high ceiling, coving to ceiling, dado rail, double glazed window to rear and internal panelled door.



### Study

8'0" x 6'3" (2.44 x 1.93)

With deep skirting boards and architraves, high ceiling, radiator, double glazed window to front and staircase to second floor.

### Family Shower Room

7'2" x 6'6" (2.20 x 2.00)

With double shower cubicle with shower, wash basin with fitted base covered underneath, low level WC, tiled splashbacks, high ceiling, heated chrome towel rail/radiator, built-in cupboard housing the central heating boiler, double glazed window to rear and internal panelled door.



### Second Floor Landing

3'4" x 2'10" (1.03 x 0.87)

With double glazed window to rear and door giving access to bedroom four.

### Bedroom Four

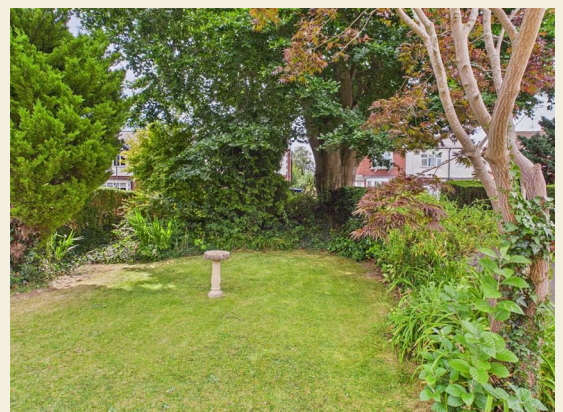
15'4" x 10'11" (4.68 x 3.34)

With radiator and double glazed dormer window to rear.



### Front Garden

The property is set well back from the pavement edge behind a lawn garden with well-stocked flowerbeds and feature specimen tree.



## Rear Garden

To the rear of the property is an enclosed rear garden laid to lawn with flowerbeds, patio and timber summerhouse. Side access with gate.



## Driveway

A generous, tarmac driveway with block paved edges provides car standing spaces for approximately four/five cars and leads to an integral garage. ( wiring provision for an electric car charging point ).



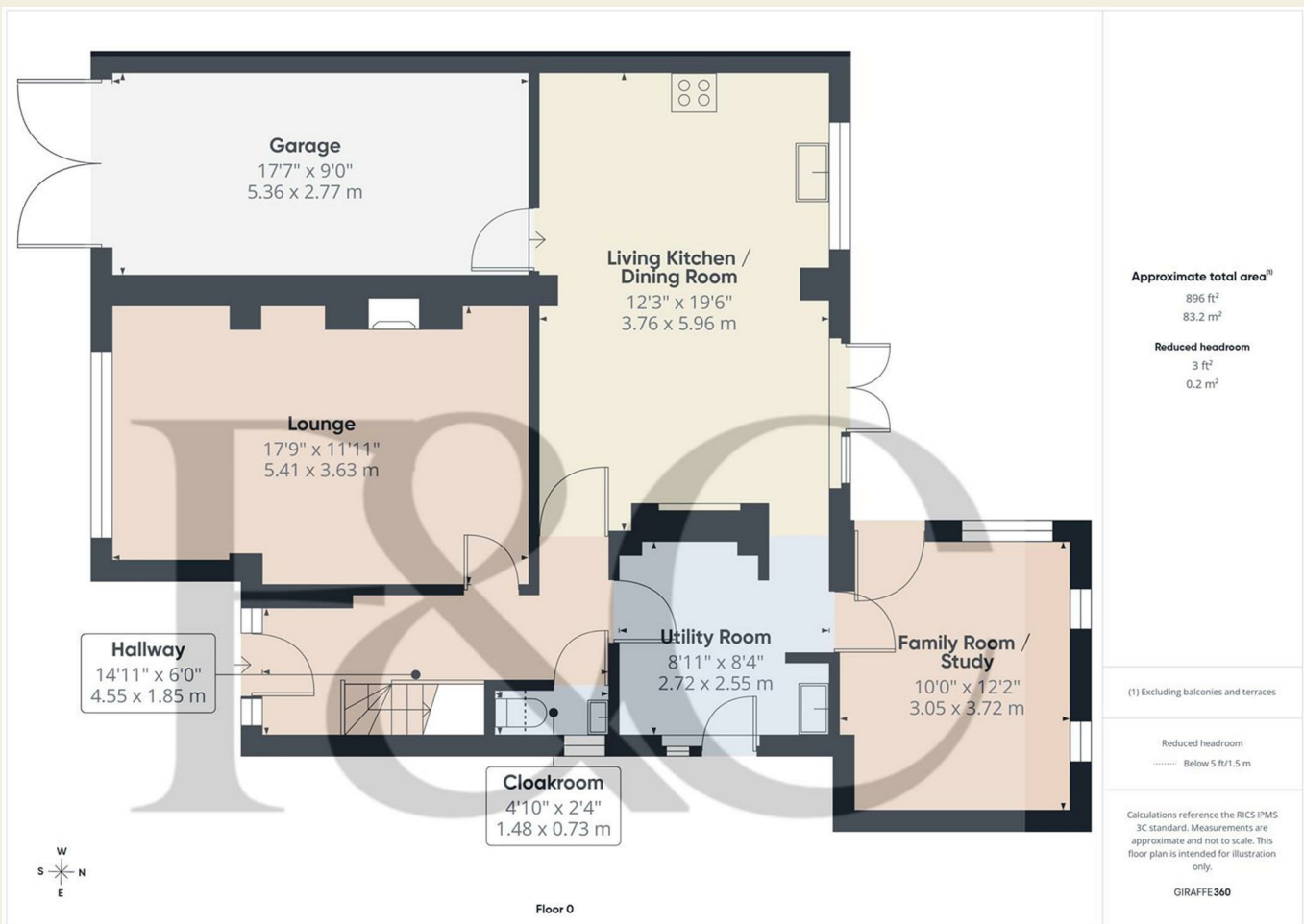
## Integral Garage

17'7" x 9'1" (5.36 x 2.77)

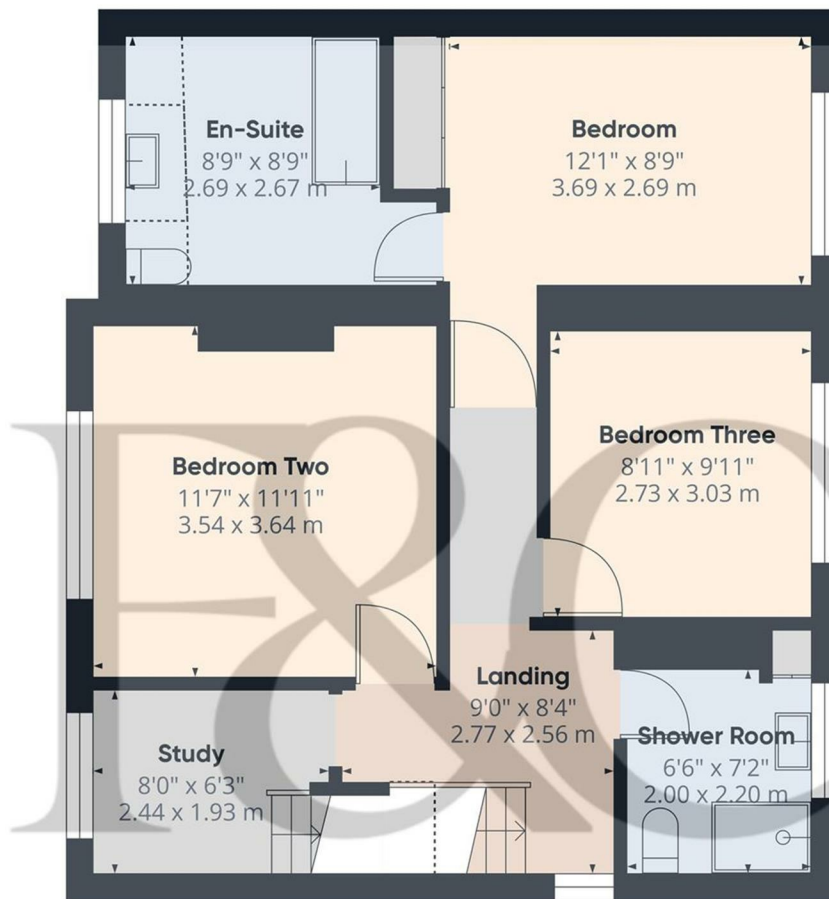
With power, lighting, shelving, integral door giving access to property, battery power for solar panels and double opening front doors. ( battery with provision for solar panel connection ).



## Council Tax Band E



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Floor 1

**Approximate total area<sup>(1)</sup>**

629 ft<sup>2</sup>  
58.4 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>  
0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

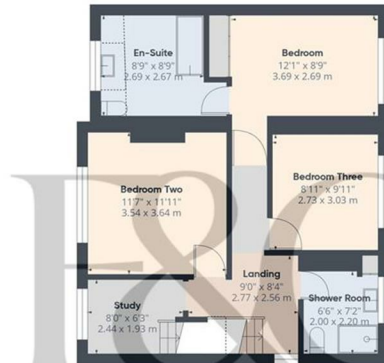
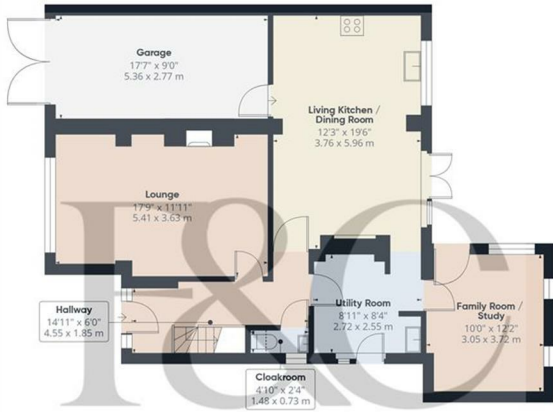
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area<sup>(1)</sup>  
1694 ft<sup>2</sup>  
157.3 m<sup>2</sup>

Reduced headroom  
49 ft<sup>2</sup>  
4.6 m<sup>2</sup>

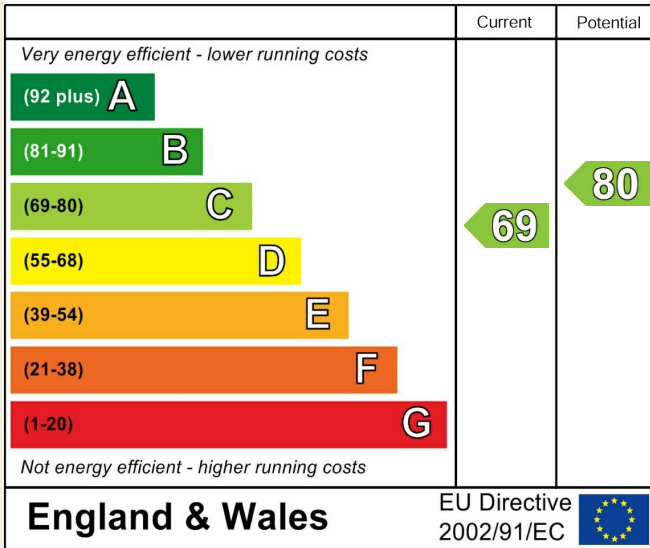
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Reduced headroom  
..... Below 5 ft/1.5 m

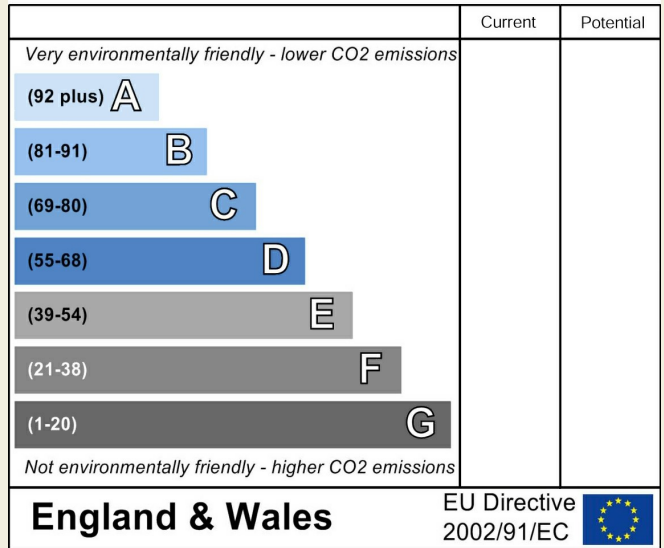
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### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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