



## 4 Bed House - Detached

4 Old Mill Close, Duffield, Belper DE56 4GQ

Offers Around £525,000 Freehold



4



2



3



C

**Fletcher  
& Company**

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

- Very Spacious Detached Home - Walking Distance to Duffield Amenities
- This Home is an Ideal Choice for Persons Wanting to Downsize or Family
- Ecclesbourne School Catchment Area
- Benefits from a New Roof - See Vendor
- Lounge & Dining Room
- Kitchen/Diner & Pantry
- Four Bedrooms, Two En-suites, Family Bathroom
- Delightful Private Garden with Shed
- Block Paved Driveway
- Backing on to School Playing Fields - Cul-de-Sac Location

ECCLESBOURNE SCHOOL CATCHMENT AREA - This spacious detached house offers a perfect blend of comfort and convenience - ideal choice for families or those looking to downsize.

#### The Location

The village of Duffield is extremely sought after with 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 to Derby City Centre which lies some five miles to the south of the village. The thriving market town of Belper is situated three miles north of the village and provides a more comprehensive range of shops and leisure facilities. Local recreational facilities within the village include squash, tennis, football, cricket and 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.

#### Accommodation

##### Entrance Hall

13'2" x 10'4" x 4'1" x 3'0" (4.03 x 3.17 x 1.27 x 0.93)

With entrance door, radiator, spotlights to ceiling and staircase leading to first floor.

## Lounge

14'10" x 11'5" (4.53 x 3.49)

With radiator, spotlights to ceiling, coving to ceiling, double glazed window to side, open square archway leading to dining area and internal door with chrome fittings.



## Dining Area

13'4" x 7'10" (4.08 x 2.39)

With radiator, coving to ceiling, spotlights to ceiling and double glazed French doors opening onto raised Indian stone paved patio and private rear garden.



## Kitchen/Diner

16'8" x 7'8" (5.10 x 2.35)

With single stainless steel sink unit with mixer tap, a good range of fitted storage cupboards providing good storage with matching granite worktops, integrated fridge/freezer, plumbing for automatic washing machine, Stoves range style cooker with a stainless steel extractor hood over, pantry cupboard housing Siemens stainless steel microwave, tiled flooring, spotlights to ceiling, double glazed window to rear overlooking private garden, radiator, internal door with chrome fittings and double glazed side access door.



## Pantry Cupboard

3'5" x 2'1" (1.06 x 0.66)

Housing the Worcester boiler 2024, shelving, double glazed window and internal door with chrome fittings.

## Bedroom Two

10'11" x 9'8" (3.34 x 2.95)

With built-in wardrobes providing storage, radiator, double glazed window to side and internal door with chrome fittings.



## Bedroom Three

14'6" x 9'10" (4.43 x 3.02)

With radiator, double glazed window with fitted blind with aspect to front and internal door with chrome fittings.



## Bedroom Four

12'10" x 7'8" (3.92 x 2.34)

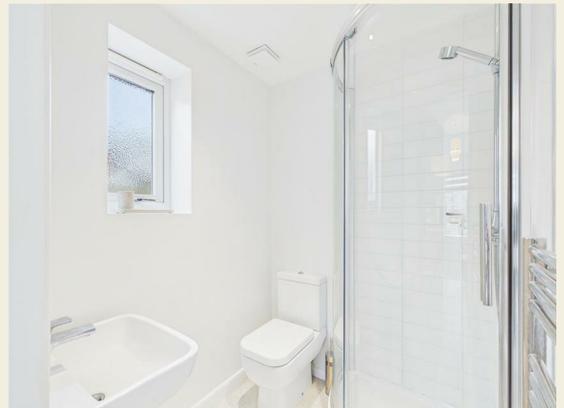
With radiator, double glazed window with fitted blind with aspect to front and internal door with chrome fittings.



## En-Suite

5'1" x 4'10" (1.56 x 1.48)

With corner shower cubicle with chrome fittings including shower, pedestal wash handbasin, low level WC, tiled splashbacks, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, double glazed window to side and internal door with chrome fittings.



## Family Bathroom

6'5" x 5'11" (1.96 x 1.81)

With bath with chrome shower over with shower screen door, pedestal wash handbasin, low level WC, tiled splashbacks, heated chrome towel rail radiator, spotlights to ceiling, extractor fan, double glazed window and internal door with chrome fittings.



## First Floor Landing/Study Area

11'7" x 8'3" (3.54 x 2.52)

With spotlights to ceiling, radiator, storage into eaves and double glazed Velux style window with fitted blind.



### Spacious Bedroom One

22'4" x 15'10" reducing 14'11" (6.81m x 4.83m reducing 4.55m)

With radiator, spotlights to ceiling, pleasant aspect to rear, double glazed Juliette style balcony with French doors with views over rear garden and internal door with chrome fittings.



### Dressing Room Area

With radiator, open space into bedroom and double glazed window to rear with open aspect.



### Walk-In Wardrobe Area

8'11" x 8'0" (2.73 x 2.45)

With fitted wardrobes providing good storage, storage into eaves, radiator, spotlights to ceiling, two double glazed Velux style windows both having fitted blinds and open space through to bedroom.



## En-Suite

7'6" x 7'4" (2.31 x 2.26)

With walk-in double shower with chrome fittings including shower, fitted wash basin with fitted base cupboard underneath, low level WC, tiled splashbacks, heated chrome towel rail/radiator, spotlights to ceiling, double glazed window to side and internal door with chrome fittings.

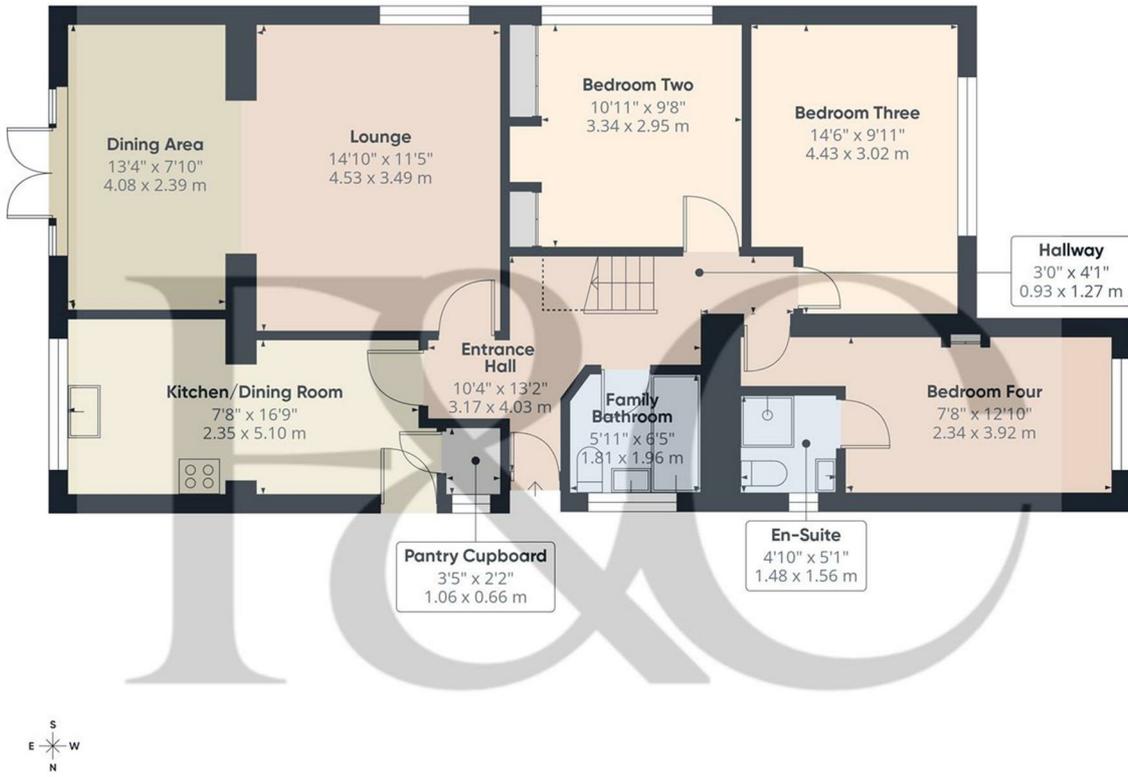


## Garden

Being of a major asset to the sale of this particular property is its private, fully enclosed rear garden laid to lawn with two attractive raised Indian stone patio areas providing a pleasant sitting out and entertaining space complemented by raised beds with small trees providing screening. Timber shed.



Council Tax Band - D  
Amber Valley



**Approximate total area<sup>(1)</sup>**  
954 ft<sup>2</sup>  
88.5 m<sup>2</sup>

**Reduced headroom**  
13 ft<sup>2</sup>  
1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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

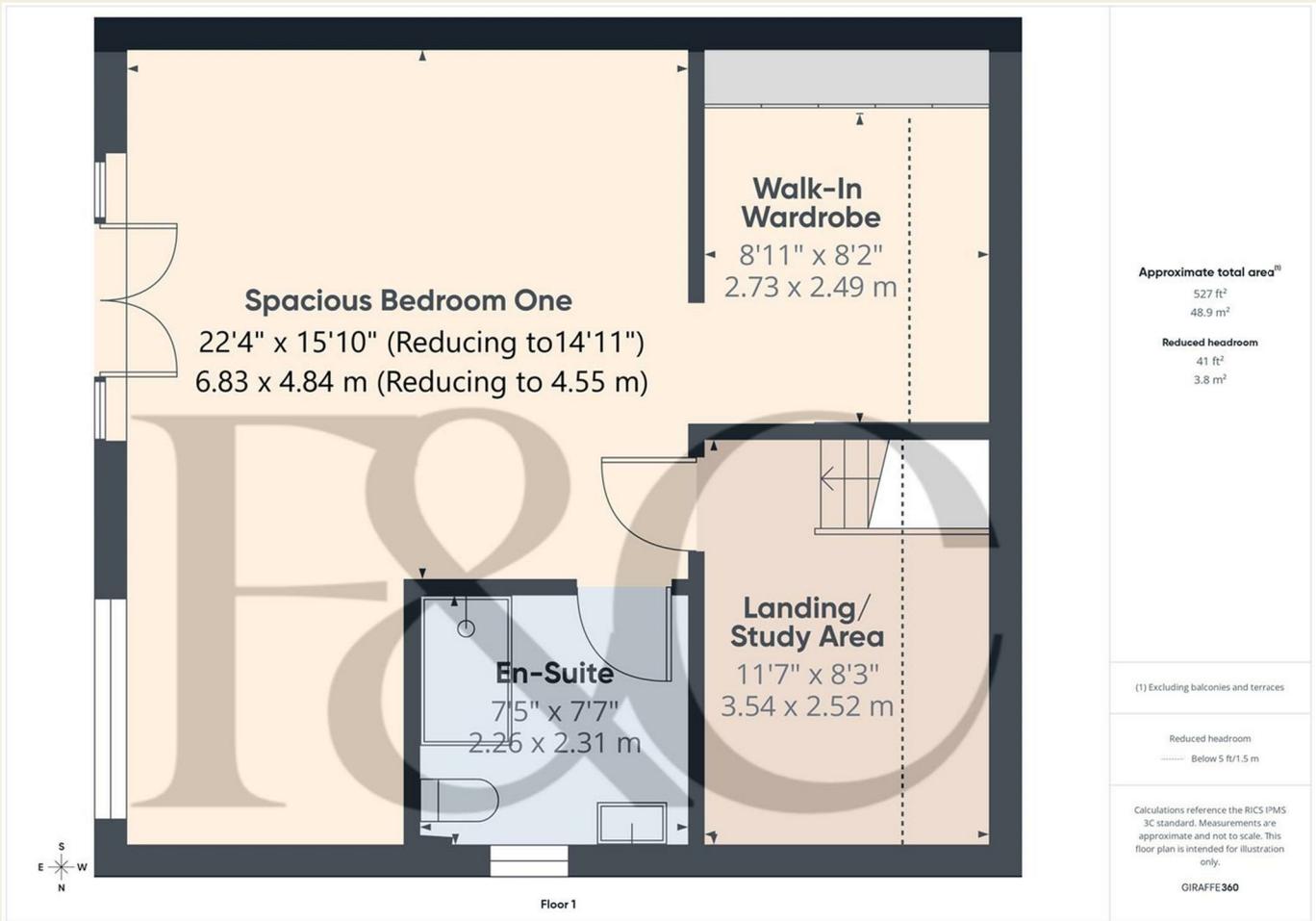
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

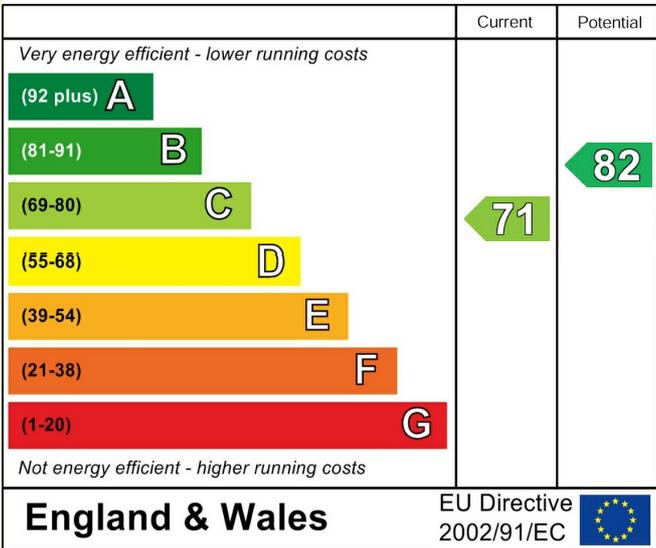


Floor 0

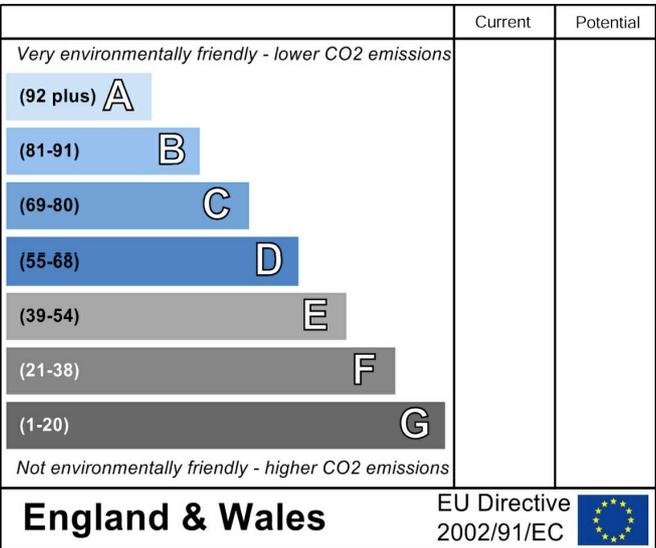
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



### Energy Efficiency Rating



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



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.