



## 3 Bed House - Semi-Detached

24 Beech Drive, Duffield Road, Derby DE22 1AT

Offers In Excess Of £375,000 Freehold



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- Extended 1930's Style Semi-Detached Home
- Sought after Cul-de-Sac Location off Duffield Road
- Efficient Mitsubishi Air Source Heat Pump & PVCu Double Glazing
- Entrance Hallway & Lounge with Bay Window
- Spacious Extended Open Plan Living Dining Kitchen
- Three Bedrooms & Contemporary Bathroom
- Block Paved Driveway & Single Detached Garage
- Home Office/Store
- Generous Rear Garden
- Close to Darley Park & Markeaton Park

EXTENDED HOME WITH GENEROUS GARDEN PLOT- An opportunity to acquire this well presented, traditional 1930's bay three bedroom semi-detached home with large garden plot, detached single garage with adjoining home office/store. The property occupies this delightful cul-de-sac location off Duffield Road, close to Darley Abbey village, Darley Park, Markeaton Park and Derby City centre.

The property has been well presented and offers a highly efficient Mitsubishi air source heat pump, PVCu double glazing and in brief comprises: ground floor: entrance hallway, lounge with bay window, spacious extended open plan living dining kitchen with french doors giving access to the rear garden. The kitchen has granite worksurfaces and integrated appliances. The first floor landing gives access to three well proportioned bedrooms and a contemporary bathroom.

The property offers a generous plot with exciting potential for extension to the side and rear (subject to necessary planning consent being obtained)

Outside to the front of the property there is a block paved driveway leading to the single detached brick built garage with adjoining home office/store. A true feature of this home is the generous enclosed rear garden with raised level block paved seating area with steps leading down to a generous lawned area with planting borders and a fence panelled boundary.

## LOCATION

The property is situated between Kedleston Road and Duffield Road, which is a convenient and sought after residential area. It is close to Darley Abbey village and offers a general store, historic church, public houses and a regular bus service operates along Duffield Road (A6).

The beautiful Darley Park which borders Darley Abbey village offers a café, fine dining at the restaurant, Darley's, cricket ground, children's play area, canoe club and very pleasant walks along the banks of the River Derwent. It also has a nature reserve known as Nutwood.

Allestree and Markeaton Parks both have golf courses and fishing lakes and are easily accessible from the property.

Excellent educational facilities are close at hand to include primary schools (Walter Evans in Darley Abbey and St Mary's Catholic School) and secondary education at St Benedict's and Woodlands in Allestree. Private education is a short distance away at the Old Vicarage in Darley Abbey. Derby High School and Derby Grammar School for Boys are approximately 5 miles away in Littleover.

Excellent transport links are nearby with fast access on to the A6, A38, A50 and A52 leading to the M1 motorway. The location is also convenient for Pride Park, Derby University, The Royal Derby Hospital, Rolls-Royce and Toyota.

## THE ACCOMMODATION

### GROUND FLOOR

Entrance through an original arched solid oak door into:

#### Entrance Hallway

14' x 6' (4.27m x 1.83m)

Fitted with a beautiful patterned ceramic tiled floor, central heating radiator, PVCu double glazed window to the side elevation, staircase leading to the first floor landing with open spindles and solid wood handrail, engineered oak doors giving access to the lounge and open plan dining kitchen and a panelled door giving access to an under-stairs storage cupboard.



### Under-Stairs Storage Cupboard

Having a PVCu double glazed window to the side elevation, a ceramic tiled shelf and lighting.

### Lounge

13' into bay x 12'2" into recess (3.96m into bay x 3.71m into recess)

Having an ornamental recessed bare brick chimney breast with quarry tiled hearth, TV point, central heating rail, wooden picture rail and a PVCu double glazed bay window to the front elevation.



### Superb Extended Open Plan Living Dining Kitchen



### Kitchen Area

13'2" x 7' (4.01m x 2.13m)

Fitted with a range of white panelled units with contrasting black handles, granite worktops, under-mounted stainless steel one and a half bowl sink drainer unit with chrome swan neck style mixer tap, low level appliance space with plumbing for automatic washing machine, integrated Stoves double oven and grill with a gas five ring hob with granite splash-back and stainless steel extractor unit over, integrated dishwasher, built-in wine rack and space for tall fridge/freezer. Grey wood grain effect laminate flooring, PVCu double glazed windows to the rear and side elevations and directional LED down-lighters.



## Living Dining Area

22'5" x 10'11" reducing to 9'6" (6.83m x 3.33m reducing to 2.90m)  
Having a recessed fireplace with patterned ceramic tiled back plate housing an electric log effect stove standing on a granite hearth, grey wood grain effect laminate flooring, TV point, two central heating radiators, PVCu double glazed windows to the rear elevation with feature apex and PVCu double glazed French doors opening out onto the rear garden.



## FIRST FLOOR

### Landing

Having a PVCu double glazed window to the side elevation, loft access with retractable ladder, built-in storage cupboard over the stairwell and engineered oak doors giving access to all three bedrooms and bathroom.

### Master Bedroom

12'7" into bay x 12'5" into wardrobe depth (3.84m into bay x 3.78m into wardrobe depth)  
Fitted with built-in wardrobes, central heating radiator, wooden picture rail and a PVCu double glazed bay window to the front elevation.



## Bedroom Two

12'11" x 11'1" into wardrobe depth (3.94m x 3.38m into wardrobe depth)

Fitted with wardrobes built into the recess, wooden picture rail, central heating radiator and a PVCu double glazed window to the rear elevation.



## Bedroom Three

9'6" x 7'2" (2.90m x 2.18m)

A larger than average third bedroom for a property of this style, offering space for a three quarter bed. Having wooden picture rail, central heating radiator and a PVCu double glazed window to the rear elevation.



## Contemporary Bathroom

6'5" x 5'9" (1.96m x 1.75m)

Fitted with a white three-piece suite comprising a P-shaped bath with curved glass shower screen and wall mounted shower unit with shower attachment over, low level WC with push button flush and a ceramic wash hand basin with chrome monobloc mixer tap built into a white high gloss vanity unit with chrome handles. Chrome period style heated towel rail with inset white column radiator, porcelain tiled floor and walls, recessed LED down-lighters, extractor fan, PVCu obscure double glazed window to the side elevation and a PVCu obscure double glazed bay window to the front elevation.



## OUTSIDE



### Frontage and Driveway

To the front of the property is a block paved driveway which gives access to the attached garage and the garden is enclosed by a fence panelled boundary. There is decorative wrought iron gated access through a brick archway leading to the enclosed rear garden.

### Single Attached Garage

15'10" x 8'3" (4.83m x 2.51m)

Having an up and over door, power and light, single glazed window to the side elevation and a single glazed doorway giving access to the side.

### Home Office/Store

8'2" x 7'5" (2.49m x 2.26m)

Located at the rear of the garage is this useful office/store having a tiled effect floor, wall mounted electric heater, power, light, recessed LED down-lighters, a PVCu double glazed window to the rear elevation and a PVCu double glazed door to the side giving access to a raised level block paved seating area.



### Generous Enclosed Rear Garden

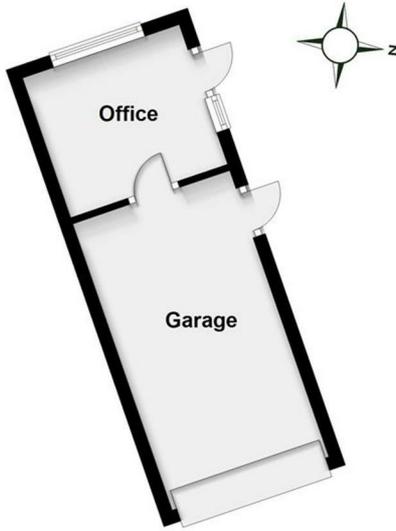
To the rear of the property is a generous raised level block paved seating area, a further paved patio area and decorative metal railings with pedestrian access gate giving access to block paved steps leading down to a lower level garden with a generous area laid to lawn, a composite decked seating area, rockery style planting beds and planting borders. The garden is enclosed by a fence panelled boundary. Outside cold water tap, outside power sockets and access to the gas meter.



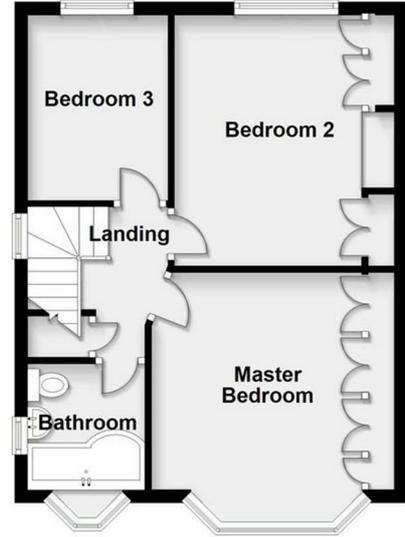
### PLEASE NOTE - Air Source Heat Pump

This property offers a highly efficient Mitsubishi Air Source Heat Pump. This is subject to a government energy efficiency grant and has the benefit of a quarterly payment to be credited to the vendor of £334.15 until the final payment which will be credited 18th November 2026.

**Ground Floor**  
Approx. 71.7 sq. metres (771.6 sq. feet)



**First Floor**  
Approx. 41.5 sq. metres (447.2 sq. feet)



Total area: approx. 113.2 sq. metres (1218.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan. The measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used by any prospective purchaser as a guide to the layout.  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>51</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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