Fletcher & Company

164 Duffield Road, Derby, DE22 1BH

Price £680,000

Freehold



- Superb Private Plot - Close To Darley Park
- Extensive Driveway & Detached Double Garage
- Impressive Gardens to Both Front & Rear
- Generous Open Plan L-Shaped Living Space
- Separate Sitting Room
- Hallway & Fitted Guest Cloakroom
- Rear Lobby/Boot Room & Utility/Shower Room
- Principle Bedroom with Feature Freestanding Bath & En-Suite Shower Room
- Three Further Bedrooms & Well-Appointed Bathroom
- Viewing Highly Recommended





Summary

CLOSE TO DARLEY PARK - A stunning, traditional, four bedroom, detached residence occupying a private, elevated position on Duffield Road.

The property is set well up from Duffield Road and sits back behind a well-established fore-garden. To the rear of the property is the true feature of the sale by way of a fabulous, large, private rear garden with two terraces which is ideal for entertaining with lawn, wonderfully stocked borders and rear secure gated access to the large driveway and detached double garage (which is accessed off Ruskin Road).

Internally, the property is superbly appointed throughout and features entrance hall with stylish tiled floor, fitted guest cloakroom, sitting room with feature fireplace and bay window, stunning open plan L-shaped living space comprising lounge area with log burner, dining area with French doors to garden and high specification fitted kitchen with solid oak worktops and quality appliances. There is an inner hallway leading to a rear lobby/boot room as well as a utility/ground floor shower room. The first floor landing leads to a principle suite with generous double bedroom, freestanding bath and en-suite shower room off. There are three further bedrooms and a well-appointed bathroom.

The Location

The property's location just off Duffield Road is a stone's throw away from a full range of amenities in Derby City centre, notably in the Cathedral Quarter, with a varied selection of restaurants, cafes, boutique style shops as well as Sadler Gate, The Quad and the Derbion shopping centre. The property is also convenient for Darley Abbey with its historic mills and a further selection of amenities including a wine bar and restaurants as well as walks along the bank of the river Derwent and a footpath into the city. The property is also convenient for a range of schools at both primary and secondary level.

Accommodation

Ground Floor

Entrance Hall

25'5" x 2'11" (7.75 x 0.91)

A panelled and sealed unit multi-pane entrance door provides access to beautiful entrance hall with period style central heating radiator, stylish tiled floor, entry phone intercom system, staircase to first floor with useful understairs storage cupboard and two double glazed and leaded windows to front.

Fitted Guest Cloakroom

6'2" x 4'3" (1.89 x 1.30)

Appointed with a low flush WC, vanity unit with wash handbasin, tiled surround and cupboard beneath, chrome towel radiator and recessed ceiling spotlighting.

Sitting Room

13'8" x 12'5" (4.18 x 3.81)

Featuring a beautiful fireplace with decorative wooden surround, raised hearth and cast iron interior, central heating radiator, bespoke fitted bookcase with open shelving and storage cupboard and double glazed and leaded cant bay window to front.





Fabulous L-Shaped Open Plan Living Space

20'8" x 14'0" x 13'0" x 12'4" (6.31 x 4.29 x 3.97 x 3.76)



Lounge Area

With feature stone wall incorporating recessed log burner, central heating radiator, recessed ceiling spotlighting, two double glazed windows to side and access to dining area.





Dining Area

Having a feature tiled floor, recessed ceiling spotlighting and double glazed French doors with matching sidelights overlooking beautiful, private rear garden.





Kitchen Area

Comprising solid oak preparation surfaces with matching upstands, inset one and a quarter sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards with downlighting, five plate Rangemaster stove with tile splashback and extractor hood over, American style fridge freezer, integrated dishwasher, wine storage, wine fridge and open shelving, tile flooring with underfloor heating, recessed ceiling spotlighting and double glazed window to rear overlooking the garden.







Inner Hallway

With oak flooring, recessed ceiling spotlighting and access to rear lobby/boot room.

Rear Lobby/Boot Room

12'6" x 5'9" (3.82 x 1.77)

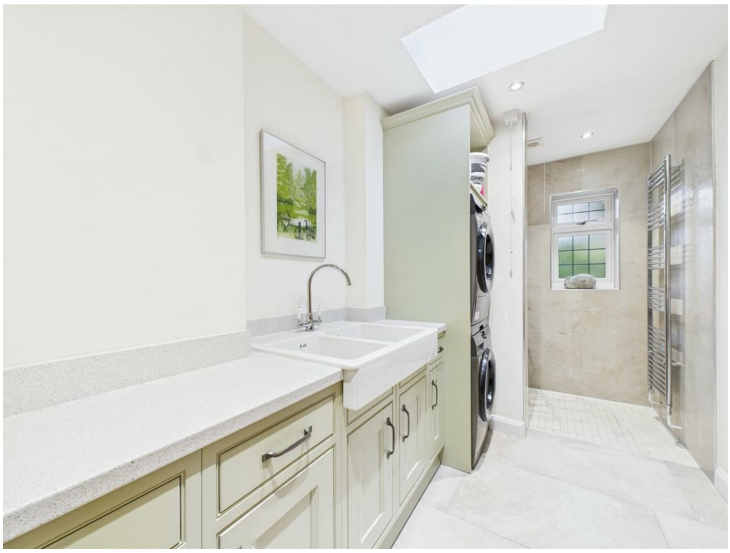
Having attractive bespoke fitted storage, shelving and seating, stylish floor to ceiling central heating radiator, oak panelled door to rear garden and internal door to utility/wet room.



Utility/Wet Room

12'7" x 6'5" (3.85 x 1.97)

Comprising granite effect worktops with matching upstands, inset twin ceramic sink unit with fitted base cupboards and drawers, appliance spaces suitable for washing machine and tumble dryer, generous walk-in shower cubicle, chrome towel radiator and double glazed and leaded window to front.



First Floor Landing

10'11" x 6'0" x 4'3" x 3'1" (3.33 x 1.85 x 1.32 x 0.95)

A semi-galleried landing with feature balustrade, recessed ceiling spotlighting, linen cupboard and double glazed window to side.

Principle Bedroom
14'3" x 14'0" (4.36 x 4.28)
With central heating radiator, recessed ceiling spotlighting, double glazed window to rear overlooking garden and open access to en-suite.

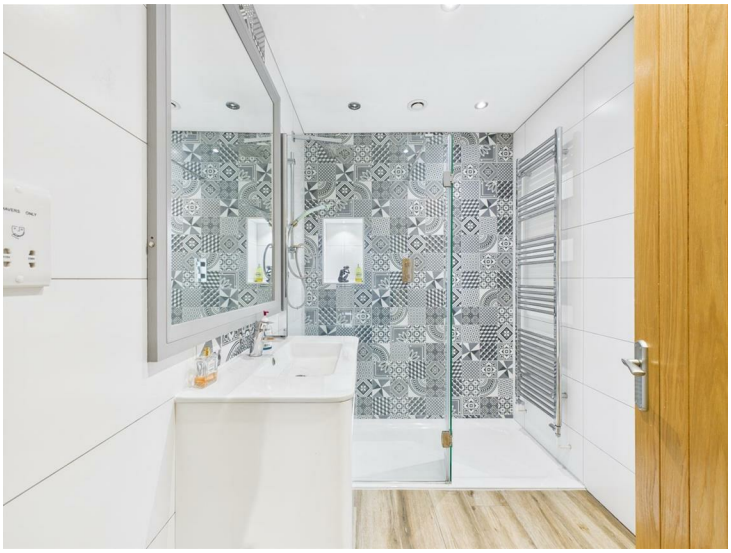




En-Suite Bathroom
8'7" x 5'8" (2.64 x 1.74)
Featuring a freestanding bath with shower attachment and illuminated floor to the surround, tiled surrounds, heated mirror, chrome towel radiator, recessed ceiling spotlighting, wood effect flooring, double glazed window to rear and door to shower room.



En-Suite Shower Room
8'0" x 5'10" (2.44 x 1.79)
Appointed with a generous walk-in shower cubicle with stylish tiling, low flush WC, vanity unit with wash handbasin and drawer beneath, shaver point, chrome towel radiator, recessed ceiling spotlighting, wood effect flooring and double glazed window to side.



Bedroom Two
13'1" x 8'7" (4.00 x 2.63)
Having a central heating radiator and two double glazed windows to side.



Bedroom Three
13'7" x 12'6" (4.16 x 3.83)
With central heating radiator and double glazed and leaded cant bay window to front.

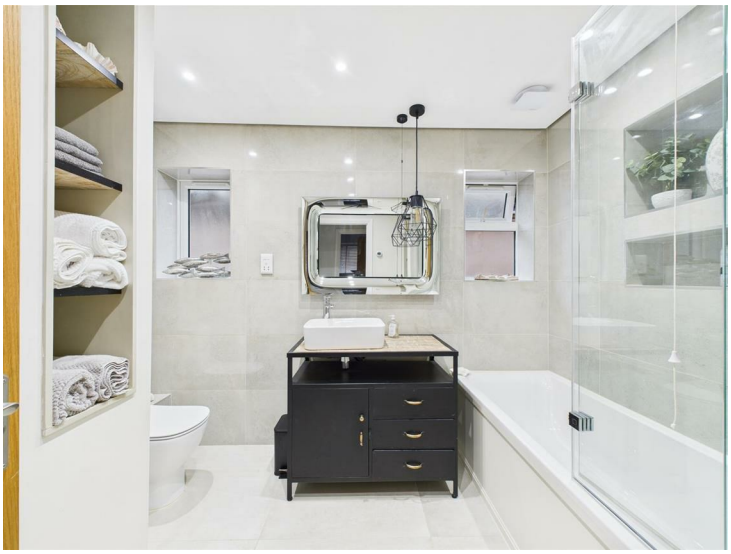


Bedroom Four
8'5" x 7'1" (2.57 x 2.17)
Having a central radiator and a double glazed and leaded oriel bay window to front.

Superbly Appointed Bathroom

7'9" x 7'3" (2.37 x 2.22)

Fully tiled and appointed with a contemporary white suite comprising low flush WC, vanity unit with wash handbasin and drawers and cupboard beneath, panelled bath with shower over, recessed storage alcoves, chrome towel radiator, recessed ceiling spotlighting, shaver point and two double glazed windows to side.



Outside

The property occupies a fabulous position, set up from Duffield Road, on an elevated plot with retaining wall incorporating a sizeable fore-garden with lawn and herbaceous borders containing plants, shrubs and hedging. There is a wrought iron hand gate from pavement level with steps leading up to the fore-garden and front door. There is access down the side of the property.

To the rear of the property is a most wonderful, mature, private garden. Immediately off the dining area is an extensive terrace ideal for outdoor dining. Steps lead up to a well-maintained lawn with a block paved pathway to one side and superbly stocked borders to the other with plants, shrubs and trees. There is a further seating area/patio with raised sleeper edged borders and a further section of land. A pathway leads to the detached double garage which is accessed off Ruskin Road and the driveway is beyond this providing off-road parking. There is a secure pedestrian gate from the back garden to the driveway.

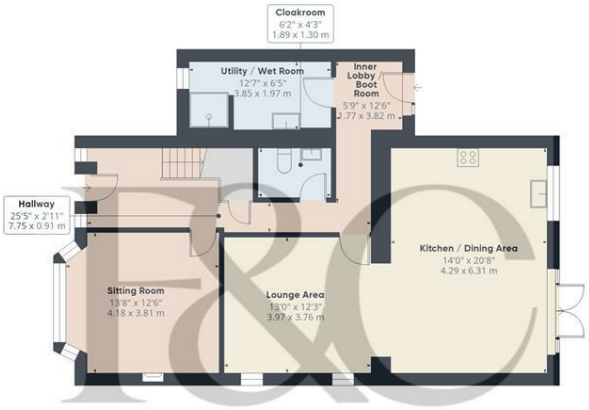
Detached Double Garage

19'1" x 17'2" (5.84 x 5.25)

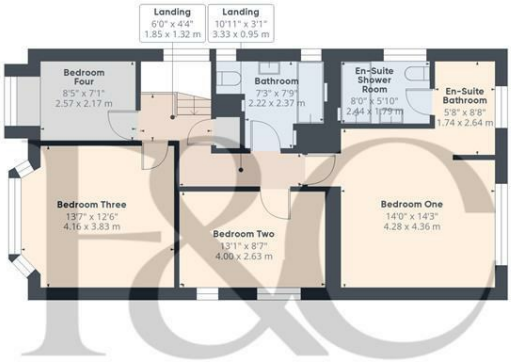
With twin up and over doors, power, lighting, double glazed window, attic space offering storage and pedestrian access door.



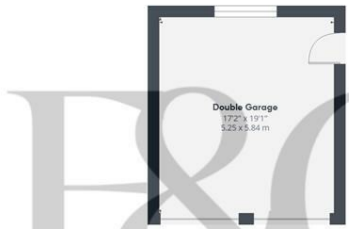
Council Tax Band D



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

2026 ft²

188.2 m²

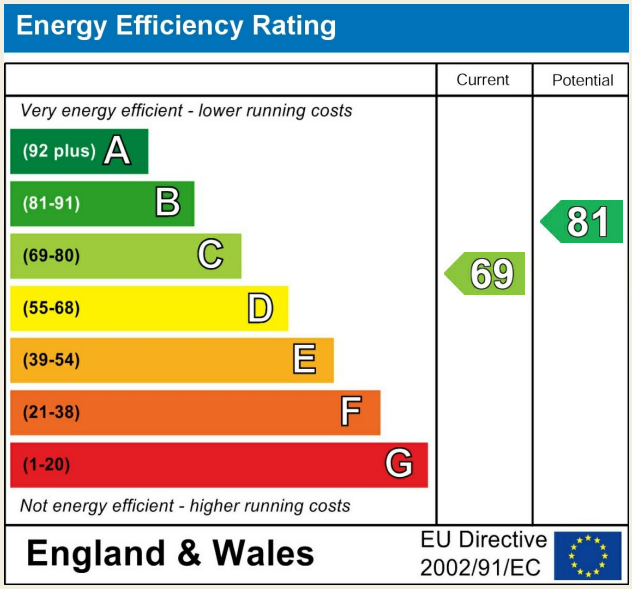
(1) Excluding balconies and terraces

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

GIRAFFE360







Duffield Office
Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office
15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office
3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

Nottingham Office
2 Broadway
The Birkin Building
Lace Market
Nottingham
NG1 1PS

01158 222244
nottingham@fletcherandcompany.co.uk

164 Duffield Road
Derby
DE22 1BH

Council Tax Band: D
Tenure: Freehold