

Avenue Road

Duffield, Derbyshire, DE56 4DW

John
German





Avenue Road

Duffield, Derbyshire, DE56 4DW

£750,000

This substantial three storey family home has all the space that you could possibly need but delivered with the type of elegance and style that only period houses of this quality can deliver.

Located in this premium village just on the outskirts of the city.



Duffield has a comprehensive range of amenities including its own train station and is home to Ecclesbourne School which is the area's most highly regarded secondary school. Duffield also has a fabulous range of watering holes and eateries with a very cosmopolitan vibe.

Entrance to the property is via a glazed front porch which leads to the reception hall being extremely impressive in size (there certainly aren't many entrances that can fit a piano)! Packed with beautiful features including corniced ceilings, stained glass entrance door, period style radiator and period style tile flooring. The original internal doors feature throughout the house and have been stripped and waxed to expose the beauty of the original wood, leading off to the main reception areas.

The dining room sits to the front of the property and is a lovely bright room, courtesy of the large bay sash window which overlooks the front garden. As you would expect, the room features high ceilings with original coving and an open fireplace with an elegant period surround.

Moving on through the property, the sitting room again features high ceilings with original cornices, the focal point of this room is a large, polished stone fireplace with a multi fuel stove and French doors open out into the Sunroom.

The Sunroom is a stunning addition to the property, having full 180° views over the garden and French doors opening out onto the rear patio. The room boasts a vaulted ceiling under a solid tile roof and electric panel heating.

If entertaining is your thing or you simply have a large busy family, then this kitchen is a dream. Having ample space for a large dining table with the room extending out to incorporate several additional storage areas. The main room overlooks the rear garden and has bespoke hand-built kitchen cabinets with granite worktops and an inset Belfast sink, together with a large pantry and its original cold slab. The room opens out to accommodate a range cooker and leads onto the side porch as well as the butler's pantry having a large built-in cupboard currently used as a wine store, plus a bespoke storage unit again with a granite worktop.

There is a large utility room which gives access to the garage and the ground floor shower room which is fitted with a full three-piece suite comprising low flush WC, hand washbasin and corner shower enclosure.

There are six double bedrooms spread out over two further floors, served by a double aspect family bathroom situated on the first floor comprising low flush WC, pedestal hand washbasin and panelled bath with shower over.

Outside, the property is set back from the road in an elevated position, with the front garden being set above a stone retain wall and planted with a range of well-established shrubs and specimen trees. To the side is a driveway providing ample off-road parking, as well as access to the single garage with double vehicular doors. The rear garden is a real feature of this beautiful family home as it enjoys a rare degree of privacy provided in the main by the lovely stone wall to the neighbouring property. The garden is mainly laid to lawn set with a range of specimen trees, herbaceous beds and borders, and paved patio areas as well as a charming ornamental pond.

Agents Notes:

- All ground floor windows are double glazed.
- All first floor windows are secondary double glazed.
- All second floor windows are single glazed.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

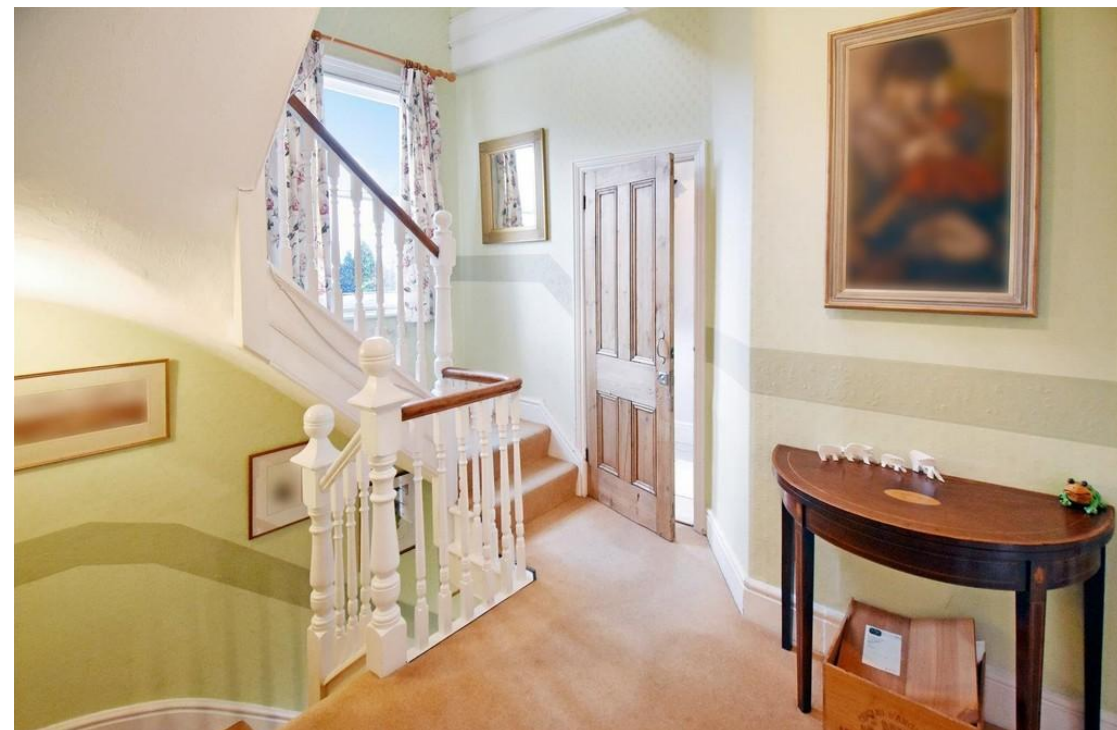
Useful Websites: www.gov.uk/government/organisations/environment-agency

www.ambervalley.gov.uk/planning

Our Ref: JGA/24012022

Local Authority/Tax Band: Amber Valley Borough Council / Tax Band F

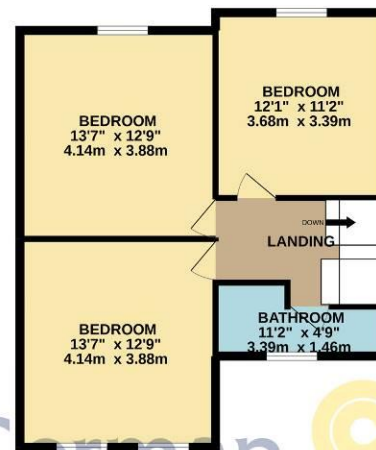




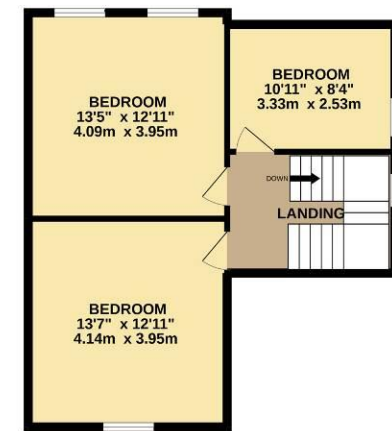
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022



Agents' Notes

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. John German 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.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE13HB

01332 943818

derby@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent



