

# Hayley Croft

Duffield, Belper, DE56 4HJ

John  
German





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£1,450,000

A superb contemporary family home set in gardens and grounds of 3.4 acres within the popular village of Duffield, served by excellent and stylish location amenities together with convenient access to Derby by both road and rail.



Duffield is a highly sought after village offering an excellent range of amenities including highly regarded primary schools, Ecclesbourne Secondary School, day-to-day shopping, public houses, restaurants, doctors and dentist surgeries, churches, leisure activities such as Chevin Golf Club and the Duffield Lawn Tennis and Squash Club. It also has its own railway station providing links to the City of Derby to the south, the Historic Town of Matlock and the Peak District to the north.

**Accommodation** - To the front is an illuminated porch and a light oak faced solid composite door with deep picture window to the side giving access to an impressive and spacious reception hall having quality Karndean flooring and stairs off. There is a range of very attractive and useful fitted storage cupboards together with deep windows to the front and access to a fitted guest's cloakroom/WC.

Furthermore off the hall is a utility hallway having built in units with inset sink and mixer tap, appliance spaces, plumbing for an automatic washing machine and door to a side linking passage that leads to the annex.

Back to the hall where glazed double doors open to a splendid lounge having a deep wide recessed fireplace with illumination housing a contemporary fitted log burner and a bay window overlooking the rear garden. Glazed double doors open to an adjacent spacious study area having quality Karndean flooring and wide patio doors opening out to the terrace.

Glazed double doors off the hall enter into an outstanding open plan kitchen, living and dining area that has Karndean flooring with the benefit of wet underfloor heating. It is fitted with a high quality range of units having a large island with Dekton worktops, Miele suite of appliances including a down draft induction hob with fitted units below and wine cooler. Opposite this is a bank of fitted units with full sized larder fridge and full sized freezer, twin Neff hide and slide ovens, one with steam function and both having heated drawers below and a microwave. All of the kitchen units are fitted with solid painted ash and further contrasting base units to the side have illuminated wall cupboards above, again with Dekton worktops incorporating an inset 1.5 bowl sink with Quooker hot water tap and further mixer tap. The wonderful dining and living space has high vaulted ceilings with LED lights and a feature decorative pendant light above the dining area and full width bi-fold doors opening out to a patio plus sliding patio doors to the rear.

Off this a side door opens to a porch with coat hanging space and access to the garden.

From the kitchen is a spacious utility/laundry room fitted with base and wall units, quartz worktops with inset sink and mixer tap, Karndean flooring, a very useful mezzanine storage area. A wall mounted boiler services the under floor heating and hot water for the kitchen area, alongside a Myson blow air heater, plumbing for a fitted fridge freezer and a door to outside.

To the first floor a very spacious landing has further stairs to the second floor. The master bedroom has an area of fitted wardrobes providing a useful dressing area, an air conditioning unit, a fitted dressing table and drawers and double glazed French doors lead out onto a balcony affording wonderful views over the garden and valley beyond. It also has its own contemporary en suite with deep centre filled bath, mixer taps and shower extension, wall hung Duravit WC and bidet, a stylish vanity unit with twin wash hand basins with Hansgrohe mixer taps, tiled splash backs, illuminated mirror cabinets over, tiled floor with under floor heating and a flush walk-in shower with glazed screen and Hansgrohe thermostatic mixer shower with drench head.

Also off the landing is a second double bedroom with attractive fitted furniture and two further double bedrooms. Completing the first floor is a contemporary family bathroom having bath in tiled surrounds with Hansgrohe thermostatic mixer shower and glazed screen, fitted units with storage having WC and wash hand basin with Hansgrohe mixer taps, tiled splash backs, illuminated mirror over, chrome towel radiator and tiled floor again with under floor heating.

The second floor landing has a built in airing cupboard and additional useful storage cupboard housing a boiler that serves the main hot water and central heating for the house. On this floor are two double bedrooms with fitted furniture and windows enjoying fantastic views over the garden and valley beyond. Both are served by a stylish shower room having tiled floor with flush walk-in shower with screen, fitted units having integrated WC and wash hand basin, tiled surrounds, feature low level lighting, chrome heated towel rail and under floor heating.

The property is approached at the rear of Hayley Croft via a block paved driveway with gates leading to an extensive block paved parking and manoeuvring courtyard giving access to a double garage having electric lift door, power, lighting and further garage door opening onto the rear.

Within the courtyard is a separate self contained annex with central heating and double glazing comprising a living room with cupboard housing the central heating boiler, a fitted kitchen with integrated appliances, base and wall units plus a contemporary shower room and a bedroom. The annex is connected to the house via an enclosed walkway.

The property is complemented by very attractive landscaped rear gardens having a spacious patio area, lawns and mature planted borders.

There is also a detached modern built garage/workshop with power and lighting, being very useful for anyone with hobbies or engineering interests. Beyond this lies extensive lawned grounds and paddock in all extending to approx. 3.4 acres.

**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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/11052023

**Local Authority/Tax Band:** Amber Valley Borough Council / Tax Band G





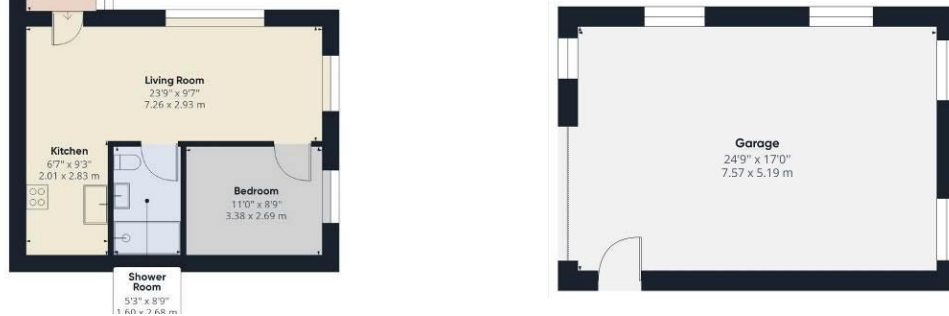
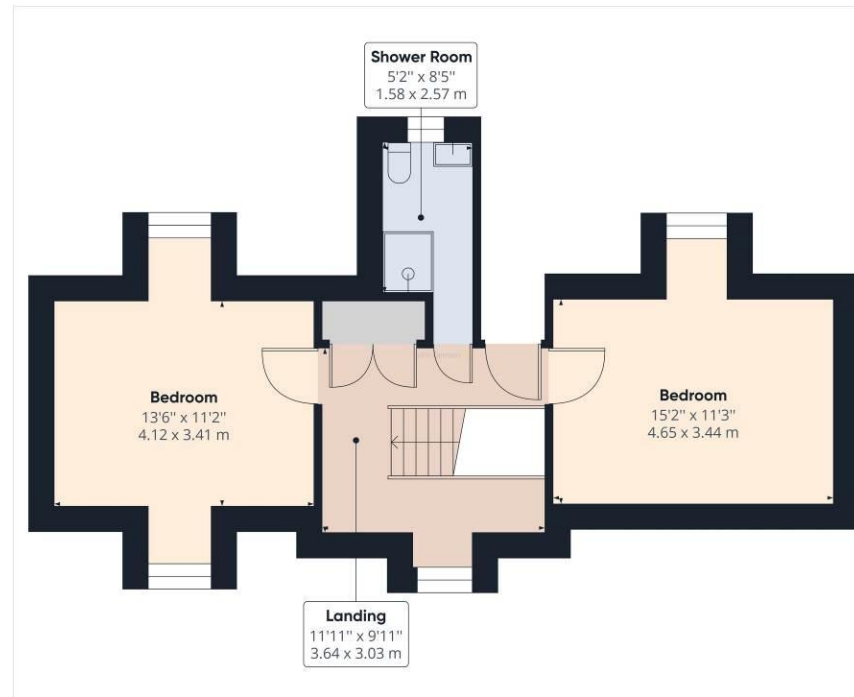
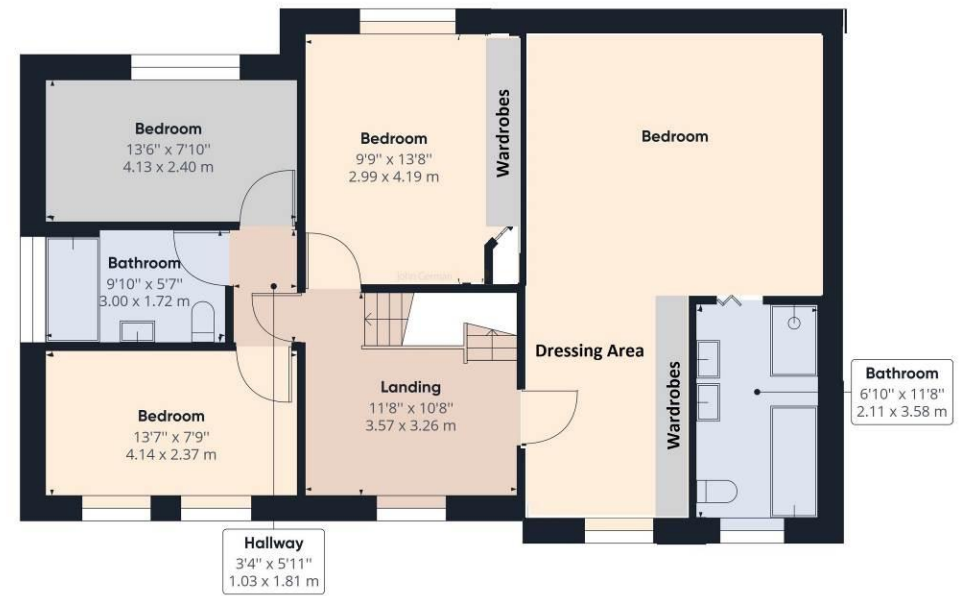














### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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