

Park Road

Duffield, Belper, DE56 4GL

John German



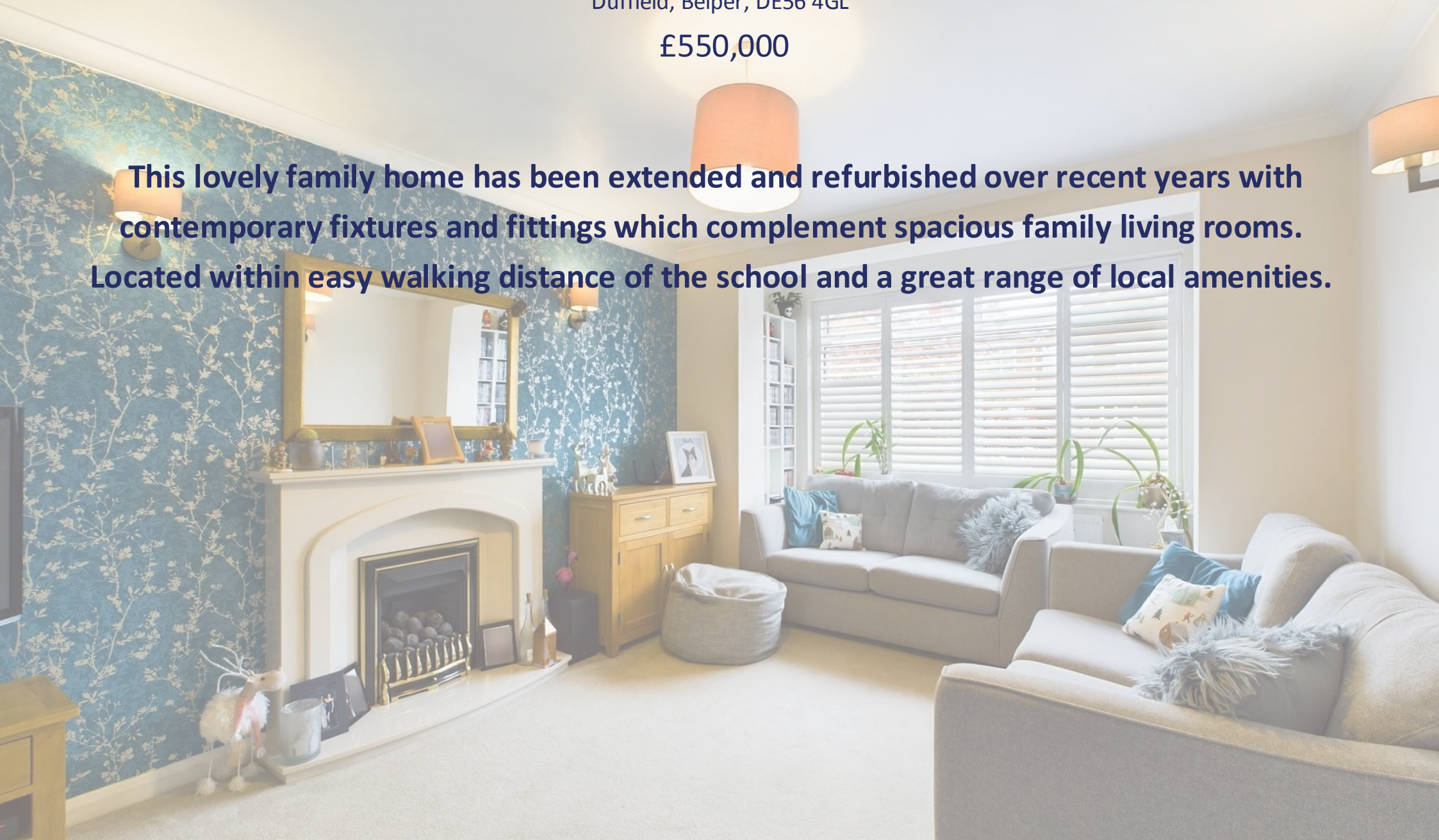


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£550,000

This lovely family home has been extended and refurbished over recent years with contemporary fixtures and fittings which complement spacious family living rooms. Located within easy walking distance of the school and a great range of local amenities.



Entrance to the property is via a spacious entrance hall with stairs rising to the first floor landing with a built-in under stairs storage cupboard, uPVC double glazed front entrance door and wood flooring. Part glazed internal doors lead off to the ground floor living spaces.

Located off the entrance hall is a recently refitted ground floor cloak/WC with a conceal flush WC with built-in hand wash basin, mixer tap and tiled splashback, vertical modern radiator, uPVC opaque double glazed window to the front and wood flooring.

The lounge overlooks the front elevation with a uPVC double glazed bay window with fitted shutters, an elegant marble fireplace with living flame effect gas fire and glazed double doors lead through to the second reception room.

The rear living/dining room is a lovely extended multi purpose room with uPVC double glazed French doors opening out onto the rear patio and views over the rear garden.

The kitchen has been refitted with a range of modern high gloss handle-less units including a large built-in larder cupboard and Corian worktops with a one and a half bowl stainless steel sink with mixer tap. There are two full size built-in Neff ovens and a five ring gas hob over with a coloured glass splashback and extractor hood, integrated dishwasher alongside space for an "American style" fridge freezer and a microwave shelf. Karndean flooring runs underfoot and uPVC double glazed windows overlook the side.

The utility room is fitted with matching units, two appliance spaces, a uPVC double glazed window to the rear, a matching side entrance door and Karndean flooring.

The first floor landing has a uPVC double glazed window to the side and doors leading off to the bedrooms and bathroom. The bathroom has been refitted with a vanity wash basin with storage beneath, hidden cistern WC and a panelled bath with shower over and glass screen, tiled splashbacks, opaque uPVC double glazed window to the front plus a chrome heated towel rail.

The master bedroom has a uPVC double glazed window with lovely views over the rear garden and the school playing fields to the rear. The ensuite is a good size with a full three piece suite comprising vanity wash basin with storage beneath, hidden cistern WC and corner shower enclosure, tiled splashbacks.

There are three further fairly evenly sized bedrooms all of which can take a double bed if required.

Outside the front of the property is a Mediterranean style gravelled front garden with wrought-iron railings and herbaceous shrubs. Extensive block paving to the front extends along the side of the property providing extensive parking with double gates opening into further secure parking at the side of the property as well as the detached brick built single garage. Further gated access leads to the private rear garden which backs onto Ecclesbourne school playing fields. The garden is mainly laid to lawn with a paved patio adjacent to the rear of the property and a second circular patio at the end of the garden.

Location - The village of Duffield provides 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 into Derby City centre which lies some 5 miles to the south of the village. The thriving market town of Belper is situated 3 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, cricket, football, rugby and the noted 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.

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

Our Ref: JGA/31052023

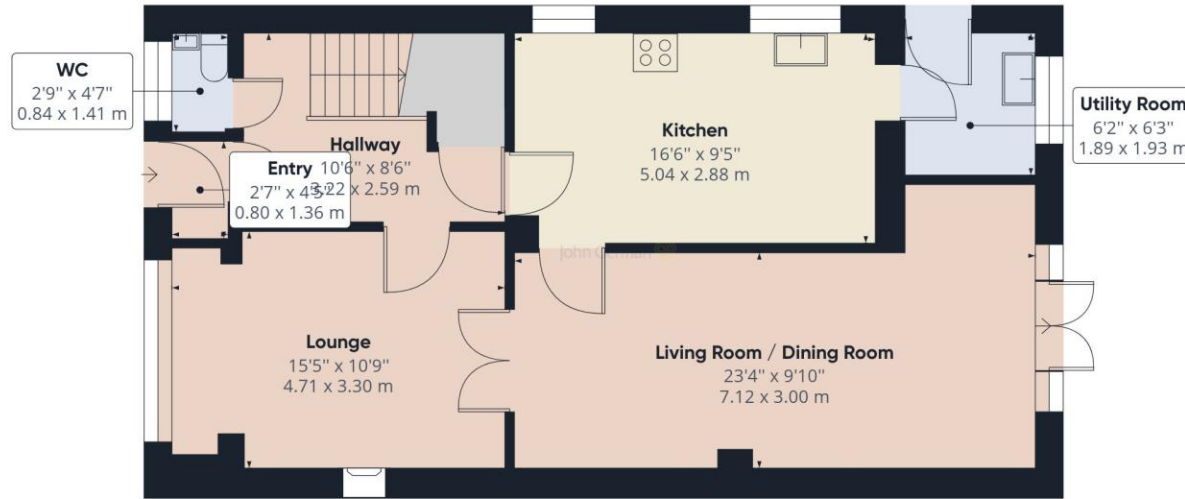
Local Authority/Tax Band: Amber Valley / Tax Band E



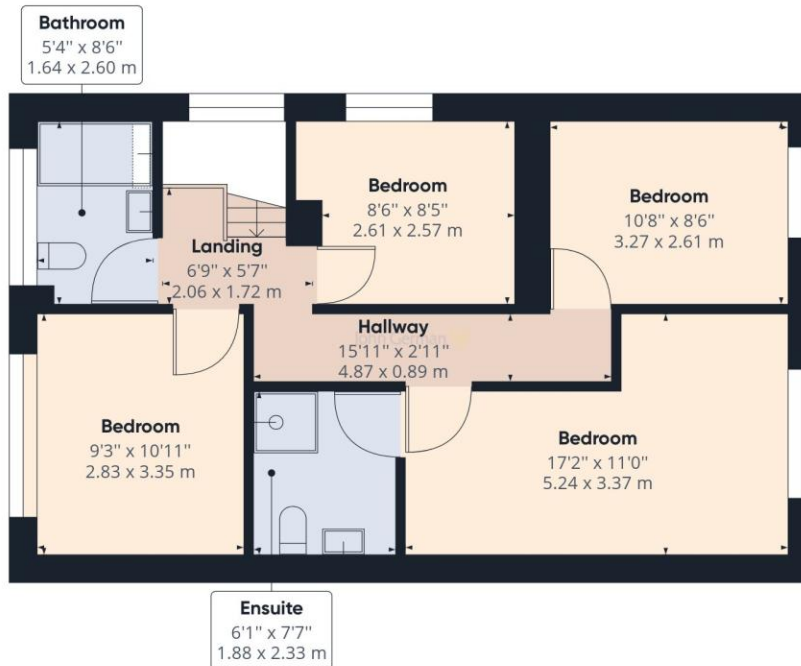


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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1348.87 ft²

125.31 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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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		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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