

Champion Hill

Duffield, Belper, DE56 4EW

John 
German





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£450,000

Located in Ecclesbourne School catchment this charming family home is beautifully presented providing the perfect combination of the old with the new. The property offers everything you would expect from a modern house, just with a greater air of elegance!



Located in Ecclesbourne School catchment this charming three bedroomed family home is beautifully presented with the original period charm still shining through, successfully integrated with timeless modern design. The stunning kitchen is open plan to the dining room and provides an incredibly practical and social space very much catering to modern living whilst the front sitting room harks back to the original style of these period homes. With three generous bedrooms even squeezing in an en-suite shower room the property offers everything!

Entrance to the property is via a spacious entrance hall with original wood flooring, coved ceiling, a large built-in cloaks cupboard, reclaimed traditional radiator, stairs rising to the first floor and an internal door to the front sitting room. Oak framed tall glazed French doors open to the lovely dining room featuring a fireplace with a cast-iron log burner set on a stone slab hearth, windows on either side of the chimney breast overlook the side elevation, built-in storage cupboard, stripped wood floor, coved ceiling and traditional radiator.

The dining room is open plan to the "L" shaped kitchen which is fitted with a full range of classic cream base and eye level units with under unit lighting and curved corner units, granite worktops and matching upstands, inset one and a half bowl sink with mixer tap, Range cooker with extractor hood over, integrated dishwasher, fridge and freezer plus plumbing for a washing machine. Ceramic tiled flooring runs underfoot, double aspect windows and French doors onto the rear terrace plus entrance door to the side.

Off the kitchen is a ground floor cloakroom fitted with a low flush WC, wash basin, window to the side, ceramic tiled floor, traditional radiator, wall mounted boiler and three drying racks.

The sitting room sits to the front of the property with a spectacular fireplace forming the focal point of this elegant room with an electric fire insert (available by separate negotiation), patterned tile insert and granite hearth. There are two sash windows overlooking the front elevation picture rails and a coved ceiling, neutral fitted carpet and traditional radiator.

On the first floor a split level landing has a window to the side elevation, neutral fitted carpet and radiator. The master bedroom sits to the front of the property with a sash window, central heating radiator and neutral fitted carpet. There is a very useful built-in wardrobe and an en suite shower room fitted with a three piece suite comprising low flush WC, vanity wash basin with storage cupboard beneath and tiled splashback and a fully tiled shower enclosure with folding glass door.

Bedroom two has a sash window with views over the roof tops and trees of Duffield village, an original fireplace (for display only) neutral fitted carpet and radiator.

Bedroom three has a large windows again with great views to the rear, fitted carpet and radiator. The family bathroom completes the accommodation and is fitted with a modern suite comprising "P" shaped bath with shower over and glass screen, concealed flush WC and a large wash basin set on a vanity unit with storage beneath, window to the side, extensive tiling, heated towel rail and a stripped wood floor.

Outside the front of the property is cobbled providing off road parking with a beech hedge to the side and gated access on the opposite side to the rear.

To the rear of the property adjacent to the house is a stunning paved terrace with plenty of storage space and room for a table and chairs, this is the perfect spot to enjoy views over the rest of the garden and the treetops lying further down the valley. Steps lead down to the lower garden level where there is very useful garden storage beneath the terrace. The garden is divided into two sections, the first of which is laid to lawn with herbaceous borders and raised vegetable beds. An archway leads through to the rear of the garden where there is a lovely private patio area, a small pond and lush planting.

The Location - Duffield is a fairly cosmopolitan village situated approximately six miles north of Derby and provides an excellent range of amenities, including a varied selection of eateries and watering holes, as well as local shops and schools to include The Meadows and William Gilbert Primary School, together with the noted Ecclesbourne School, all situated within the village. Duffield has its own train station with a regular service to Derby, Derby's outer ring road provides onward connections with the principal trunk roads, motorway network together with other East and West Midland centres. Local recreational facilities within the village include squash, tennis, football, rugby and Chevin Golf Course. A further point of note is that the Derwent Valley, in which the village of Duffield nestles, is one of the few world heritage sites.





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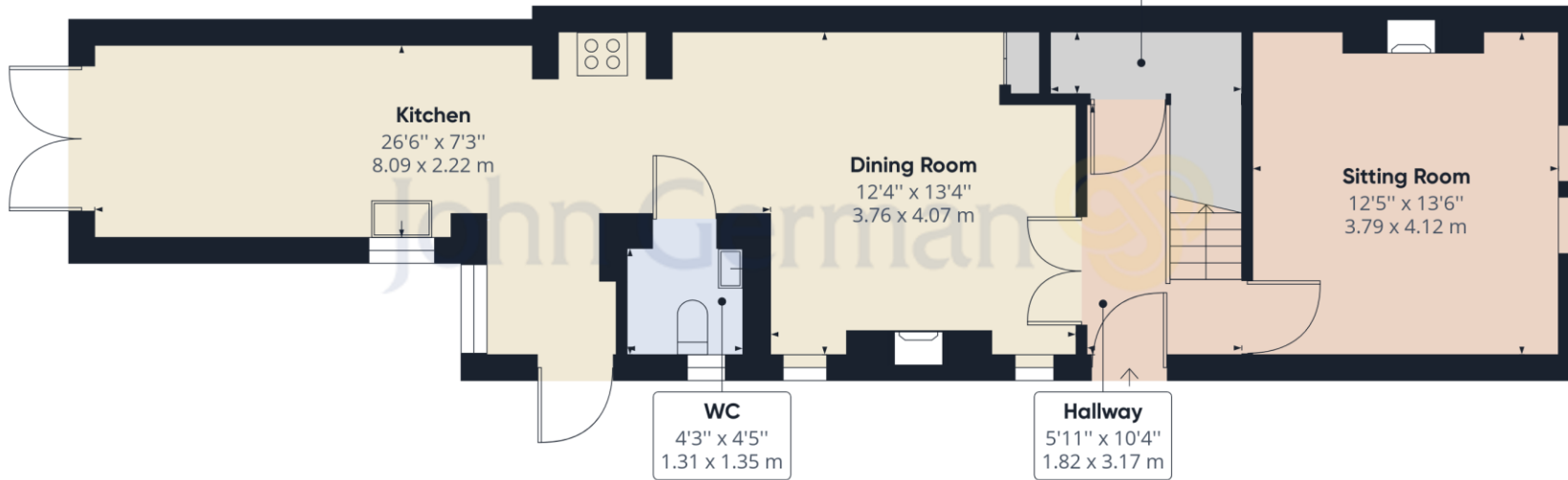


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Cloaks Cupboard

7'5" x 2'9"
2.27 x 0.86 m



Ground Floor

Approximate total area⁽¹⁾

1226.07 ft²

113.91 m²

Landing

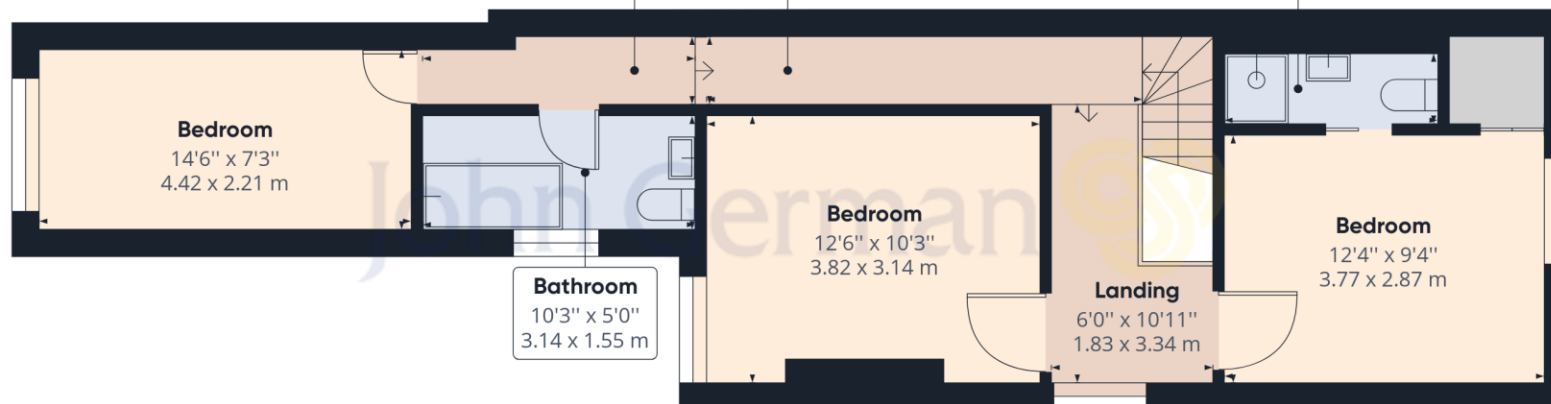
10'5" x 2'6"
3.20 x 0.77 m

Landing

16'0" x 2'8"
4.90 x 0.84 m

En Suite

8'0" x 2'7"
2.44 x 0.79 m



Floor 1

(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.



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: JG A/19072023

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

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	70 C	79 C
55-68	D		
39-54	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
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JohnGerman.co.uk Sales and Lettings Agent



