

# Avenue Road

Duffield, Belper, DE56 4DW

John   
German





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Offers Over £600,000

ECCLESBOURNE SCHOOL CATCHMENT AREA -  
Beautiful six/seven bedroom Edwardian three  
storey home located in a highly regarded location,  
surrounded by properties of a similar calibre.



This much loved family home has unfortunately fallen into disrepair and now offers a great opportunity for someone to return it to its former glory. The property retains many of its original features and is sure to appeal to the romantics out there. The internal accommodation is sizable with many generous and elegant rooms laid out over three floors Set on a large plot with an Anderson shelter at the end of the garden, driveway and a tandem double garage.

The Location - The village of Duffield provides an excellent range of amenities including a varied selection of shops, post office, library, historic St Alkmund's Church, selection of good restaurants, medical facilities and schools including The Meadows, William Gilbert Primary Schools and The Ecclesbourne Secondary School. There is a regular train service into Derby city centre which lies some 5 miles to the south of the village. 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 and is surrounded by beautiful countryside.

Entrance to the property is via a stunning entrance hall with the original coving and architraves and the original tiled floor which is still in great condition. Stairs rise to the first floor with access underneath down to a cellar. The hallway leads onto the main reception room and to a ground floor bathroom. The bathroom is fitted with a full three piece suite and has an opaque glazed sash window to the front.

The main reception room features a box bay window overlooking the front garden, what looks to be an original feature fireplace and original coving.

The second reception room has a full height sash window that looks out under the decorative front porch, again with another original fireplace and coving.

Reception room three has sash windows and an entrance door, this time looking out onto the rear garden, original fireplace and coving.

The spacious breakfast kitchen also overlooks the rear garden via sash windows, there is plenty of dining space and a range of fitted base and eye level units and a floor standing central heating boiler.

On the first floor is a spacious split landing with a sash window to the side, doors leading off to the first floor living accommodation and a staircase leading off to the second floor.

There is a very large boarded loft space offering potential for conversion (subject to relevant planning permissions and consents).

There are three spacious double bedrooms on this floor, all with original fireplaces, coving and sash windows. One of which overlooks the ornamental front porch with its balcony above, whilst another has a communicating door to a fourth bedroom making it a great option as a nursery or large dressing room.

The fully tiled family bathroom is fitted with a panelled bath and vanity washbasin with cupboard storage beneath and there is a separate WC.

On the second floor stairs lead to a spacious landing with window to the side, a built-in storage cupboard and doors leading off to the remaining bedrooms.

There are two large double bedrooms with slopping ceilings and dormer windows with great views, one of which has an large ensuite shower room fitted with a three piece suite.

The final bedroom could also be classed as a double room with slopping ceiling and restricted head height and apex window to the front.

Outside, the front elevation showcases the Neo-Baroque architectural style of the period with tall sash windows with stone mullions and sills, also featuring a wooden framed porch with a balcony above. The property sits back from the road behind a stone edged front garden. A driveway lies to the side of the property providing off road parking as well as access to the Tandem double garage with stairs leading up to a workshop above (please note the garage does require a new roof). At the rear of the garage is a gardeners WC.

To the rear of the property is a large garden with gravelled paths featuring traditional rope top edging stones, leading past mature trees and established shrubs. To the rear of the garden is a WW2 Anderson shelter as well as gated access to a private lane that runs along the rear of the properties on this side of Avenue Road.

**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)  
[www.ambervalley.gov.uk](http://www.ambervalley.gov.uk)

**Our Ref:** JGA/21072023

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

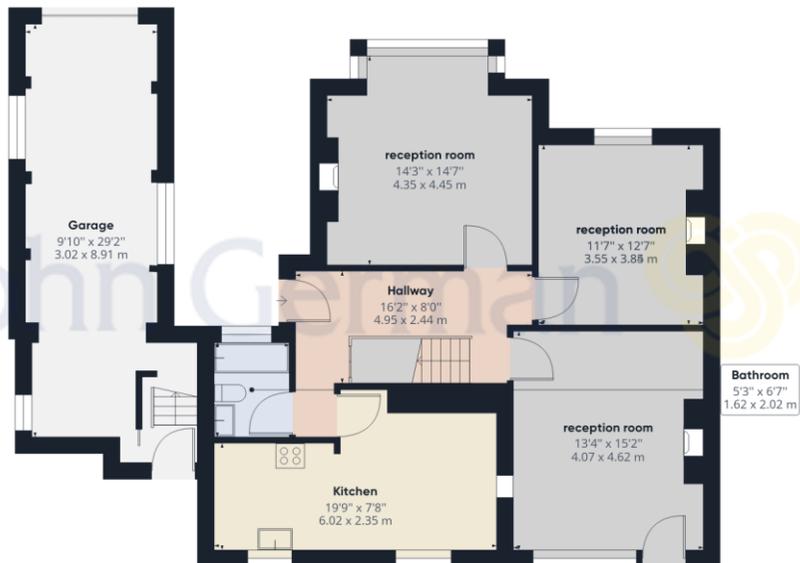




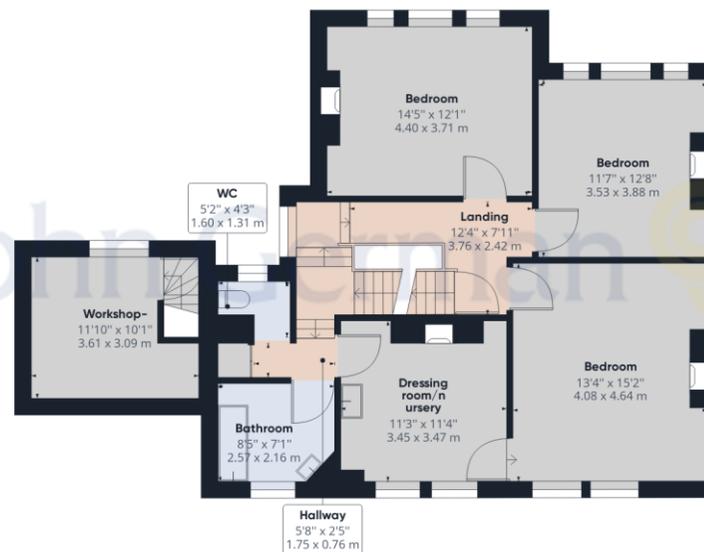




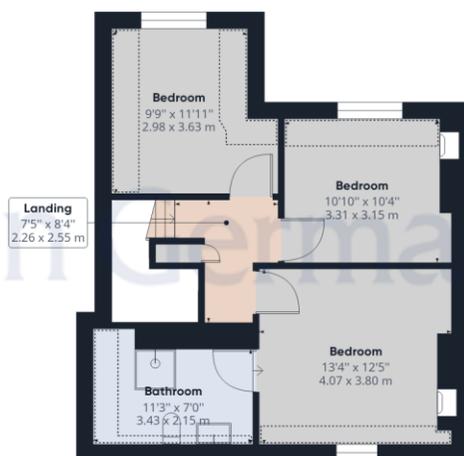




Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

2820.46 ft<sup>2</sup>

262.03 m<sup>2</sup>

**Reduced headroom**

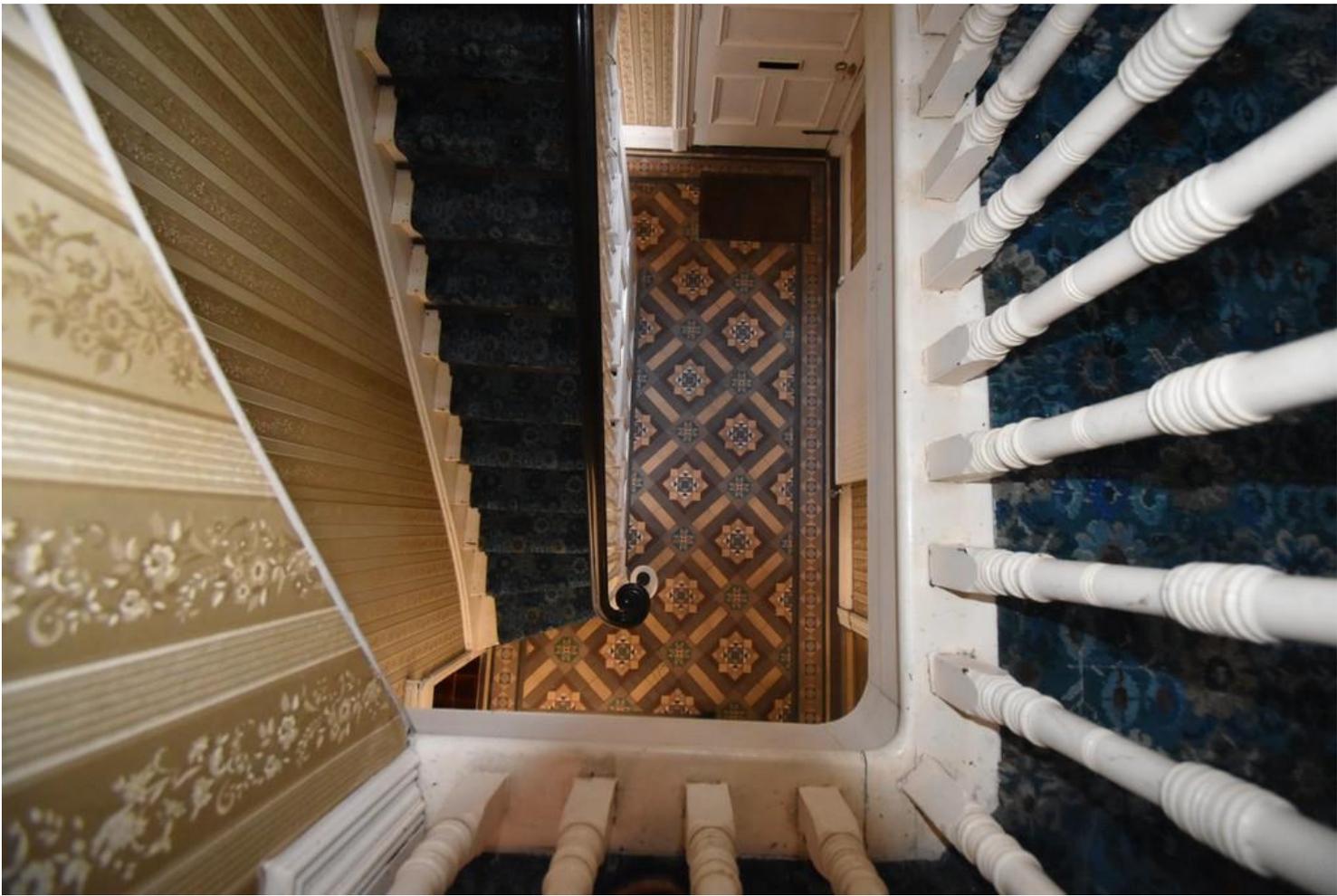
102.73 ft<sup>2</sup>

9.54 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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



**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		78 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



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