

Hill View

Duffield, Belper, DE56 4GX



This lovely family home is located in a fabulous position off a small side road on a very generous plot. Located within easy walking distance of all Duffield's great range of local amenities and just up the road from Ecclesbourne School so no need to get the car out for the school run!

£575,000

John German

The house itself is sizable having been extended over the years with three generous reception rooms including a separate ground floor study whilst there are four first floor double bedrooms. Outside the property is set back behind a large front garden which a double garage and double width driveway. The large rear garden is lovely and private, set with a very productive fruit patch at the rear. The property benefits from double glazing throughout, warm air heating and solar panels (owned).

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 an entrance hall with stairs rising to the first floor under stairs storage cupboard and doors leading off the ground floor living spaces. Off the hallway to the right, is the lounge with a picture window with views over the front garden and a stone built fireplace with extended plinths and a living flame gas fire. Sliding glazed doors lead through to the dining room. The extended dining room is a fabulous space with patio doors overlooking the rear garden and an internal door leading through to the kitchen.

The breakfast kitchen also overlooks the rear garden and has plenty of space for a family friendly breakfast table. Fitted with a comprehensive range of base and eye level units with roll edge worksurfaces, inset one and a half bowl sink unit, tiled splashbacks, built-in eye level double oven and four ring gas hob with space for fridge freezer.

Off the kitchen is a spacious utility room with a Belfast sink base and eye level storage units, plenty of appliance space, window to the rear, side entrance door, built-in cloaks cupboard and door to a ground floor WC, fitted with a low flush WC and hand wash basin and window to the rear.

Circling back through the property off the left hand side of the entrance hall, is an inner lobby with hanging space for coats and doors off to a ground floor shower room and to the front facing study/sitting room. The fully tiled shower room is fitted with a three piece suite comprising low flush WC, shower enclosure and a pedestal washbasin, heated towel rail, window to the side. The study has a picture window to the front.

On the first floor stairs lead to the landing with a built-in airing cupboard, loft access and doors leading off to bedrooms and bathroom. There are four double bedrooms with a range of fitted bedroom furniture, served by a family bathroom fitted with a three piece suite comprising low flush WC, pedestal wash basin and a panelled bath with shower over, heated towel rail, built-in storage and window to the rear.

Outside the property is set well back from the road behind a large mature front garden and a detached double garage with a double width driveway providing off road parking. Gated access to the side leads to the large private rear garden being mainly laid to lawn with herbaceous shrubs and bushes and mature trees. Adjacent to the rear of the property is a paved patio and at the opposite end of the garden is a greenhouse and fruit garden providing a range of edible fruits including gooseberries, raspberries and rhubarb to name a few.

Note: It has been noted that there is structural cracking to the property which will require some remedial work although it does not currently affect the structural integrity of the property a full structural report is available on request.

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

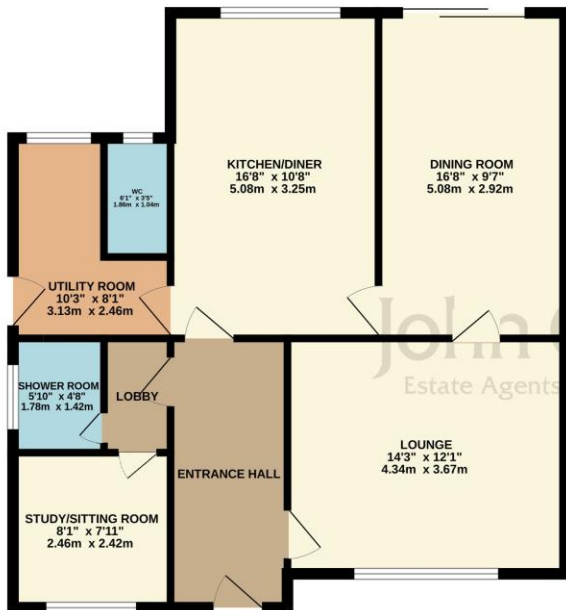
Services: Warm air heating. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

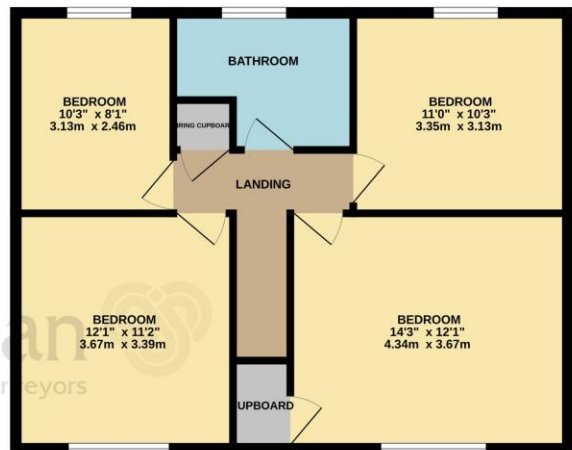
Our Ref: JGA/10082023

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

GROUND FLOOR



1ST FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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