

Wirksworth Road

Duffield, Belper, DE56 4GY

John German





Wirksworth Road

Duffield, Belper, DE56 4GY

£1,000,000



A charming, extended period style home providing extremely generous and well laid out accommodation. It benefits from a quiet, secluded location and yet a short walk from the local schools and village amenities.

As soon as you walk through the front door, you can imagine bringing your family up in this house. Having been much loved by the current owners, it is full of character and surrounded by lovely mature gardens; you will feel instantly at home.

In addition to its highly regarded schools, the village of Duffield provides an excellent range of amenities, including a varied selection of shops, post office, library, historic St Alkmund's Church and a selection of good restaurants. 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 storm porch leading into a spacious entrance vestibule with a very useful built-in cloak cupboard, as well as a guest WC fitted with a wash basin and low flush WC.

Moving through to the central hallway, French doors flood the space with natural light and lead directly out onto the rear patio. There are stairs to the first floor landing and doors leading off to the main ground floor living spaces.

The main drawing room is a very impressive "L" shaped room with plenty of seating space set in front of a stunning open fireplace. The room features a bay window to the right overlooking the rear garden and a charming little arched window to the left. Behind is a spacious second seating area overlooking the front elevation which currently holds a grand piano and fitted bookcases.

Glazed double doors lead off the drawing room to a large formal dining room, also overlooking the front elevation, with a feature fireplace.

Located off the main drawing room is the home office/sitting room or snug. This is a good sized room with the potential to fulfil a range of different needs dependent on your own requirements. From here there is direct access into the garage.

On the opposite side of the house is the large living/dining kitchen with a clearly defined family dining area. There is plenty of natural light from a bay window, complete with a charming window seat, and French doors which open out onto the rear patio. A tiled floor runs through to a spacious kitchen area which has been fitted with a comprehensive range of base and eye level units with under unit lighting. The units feature solid oak doors, incorporating glazed, back lit display cabinets, corner shelving, under counter wicker vegetable drawers and a lattice fronted larder cupboard. Formica finished work surfaces extend around the kitchen providing plenty of preparation space, whilst under the window is a Belfast sink with granite drainers on either side and a swan neck mixer tap. There is a contrasting kitchen island with built-in storage beneath and an oak top with an inset granite slab. In addition there is an integrated fridge, "Belling" multi hob range cooker and extractor hood over, tiled splashbacks and an entrance door to the rear garden.

The utility room is fitted with a range of base and eye level units with roll edge work surfaces, space for a fridge freezer, washing machine and tumble dryer and wall mounted central heating boiler.

On the first floor the stairwell, featuring a stained-glass window, leads to a central landing with doors off to the bedrooms and main bathroom.

The master suite is a fabulous area which features a palatial bedroom that has a range of fitted bedroom furniture, two dormer windows, a walk-in wardrobe and plenty of additional eaves storage. There is a lovely large dressing room, formerly a sixth bedroom, leading to an ensuite bathroom which includes a sunken bath, with power shower over, and glass screen, WC and wash basin. There is further storage shelving and a heated tiled floor.

There are a further four, well-proportioned bedrooms, one of which features an ensuite shower room with an electric corner shower and wash basin.

The main bathroom is fitted with a modern four-piece suite comprising bath and separate double shower enclosure, concealed flush WC and a wash basin encased in a vanity unit with storage cupboards beneath, chrome heated towel rail, tiling to splashback areas and a Karndean floor.

Outside, the property is set off the main road via a shared private access. There is a cobbled driveway providing plenty of off-road parking as well as access to the integral garage. The gardens wrap around the property to the side and rear and are mainly laid to lawn with established flower beds and herbaceous borders, screened by mature trees. Adjacent to the house is a large and sunny patio area perfect for outdoor dining in the summer. There is a second paved patio and a spacious timber storage shed which is concealed by a lovely climbing rose in the spring. There is a clothes drying area, screened from the garden, providing additional outdoor storage.

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

Property construction: Standard

Parking: Drive & drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: ADSL Copper wire - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

www.ambervalley.gov.uk

Our Ref: JGA/01032024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

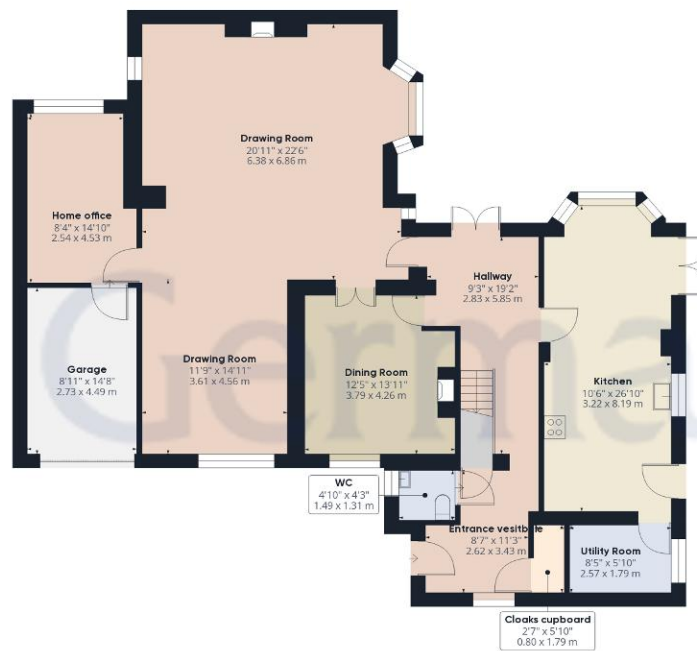












Ground Floor



Floor 1

Approximate total area⁽¹⁾

2755.21 ft²

255.97 m²

Reduced headroom

29.28 ft²

2.72 m²

(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.

GIRAFFE360



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		73 C
55-68	D	60 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
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



