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Duffield Road
Derby



Property Description

Hall and Benson are delighted to present to the market spacious, extended and well-presented four-bedroom family home located in the sought-after area of Darley Abbey. The property offers two good-sized reception rooms, conservatory, kitchen and cloakroom to the ground floor. To the first floor you will find three bedrooms and family bathroom. To the second floor you will find the master bedroom with benefits from an en-suite. Externally to the front the property offers ample off road parking whilst to the rear you will find a good sized rear garden. The property is both double glazed and gas central heated and really is a must view!!

Ground Floor

Entrance Porch

Accessed via door to the front giving access to the entrance hall.

Entrance Hall

Giving access to the lounge, dining room and kitchen as well as having stairs to the first floor.

Lounge

Having a feature bay window to the front, feature fireplace, radiator and carpet flooring.

Dining Room

Having French doors leading into the conservatory, log burner, radiator and carpet flooring.

Conservatory

Having laminate flooring and doors leading out to the garden.

Kitchen

A modern fitted kitchen offering matching wall and base units with complementary work surfaces over with an inset sink and drainer unit with mixer tap over. There is a built-in electric oven, built-in microwave, gas hob with cooker hood over and space and plumbing for a washing machine. Having two radiators, tiling to the splashbacks, tiled flooring, double glazed window to the rear, door to the cloakroom as well as having a door leading out to the garden.

Cloakroom

Fitted with a W/C and wash band basin. With vinyl flooring, radiator and a double glazed obscure window to the front.

First Floor

Landing

Giving access to the three bedrooms and family bathroom as well as having stairs leading to the master bedroom with en-suite.

Bedroom Two

Having a double glazed window to the rear, radiator, storage cupboard and carpet flooring.

Bedroom Three

Having a double glazed bay window to the front, storage cupboard, radiator and carpet flooring.

Bedroom Four

Having a double glazed window to the front, radiator and carpet flooring.

Bathroom

A fitted suite comprising of a bath with shower over and wash hand basin. There is a cupboard which houses the boiler, radiator and a double glazed obscure window to the rear.

Separate W/C

Fitted with a W/C and a double glazed obscure window to the side.

Second Floor

Master Bedroom

Having a double glazed window to the rear offering views, eaves storage, carpet flooring and door leading to the en-suite.

En-Suite

Fitted with a shower cubicle, W/C and wash hand basin.



Outside

Front

To the front the property is set back from the road offering a generous driveway providing ample off-road parking.

Rear

To the rear you will find a generous, landscaped garden offering a patio seating area and lawn area. There are flower and shrubbery beds and a further area of garden with gravel beds and mixed flower/rockery beds.

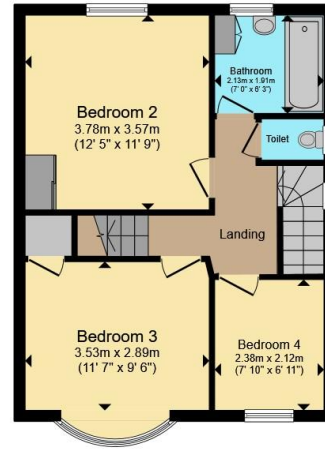




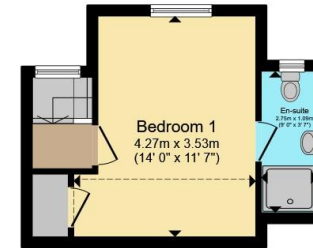




Ground Floor



First Floor



Second Floor

Total floor area 140.2 m² (1,509 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Hall & Benson on

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EPC Rating: D Council Tax
 Band: C

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Tenure: Freehold



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