





4 Bed House - Detached

48 Chestnut Close, Duffield, Belper DE56 4HD

Offers Around £525,000 Freehold

4 2 2 E

Fletcher & Company

www.fletcherandcompany.co.uk

- Popular Extended Detached Home
- Ecclesbourne School Catchment Area
- Lounge & Conservatory
- Kitchen/Dining Room
- Four Bedrooms
- En-Suite & Family Bathrooms
- Front & Rear Gardens
- Block Paved Driveway & Integral Garage
- No Chain Involved
- Close to Duffield Village Amenities

ECCLESBOURNE SCHOOL CATCHMENT AREA - An extended, four bedroom, en-suite detached home located in a popular position within Duffield village with easy access to all its amenities.

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 and a 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 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.

Accommodation

Ground Floor

Porch

5'11" x 3'11" (1.81 x 1.21)

With entrance door, inset door mat and internal glazed door giving access to hallway.

Hallway

15'10" x 5'11" (4.83 x 1.81)

With radiator, understairs storage cupboard and staircase leading to first floor.

Cloakroom

7'8" x 2'11" (2.34 x 0.91)

With low level WC, fitted wash basin with fitted base cupboard underneath, tiled flooring and double glazed window.

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. Fletcher & Company 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.

Lounge

23'6" x 11'10" (7.18 x 3.61)

With fireplace with surround with inset living flame gas fire and raised hearth, coving to ceiling with centre rose, two radiators, two double glazed windows, double glazed door giving access to conservatory and internal glazed door.





Conservatory

13'2" x 8'3" (4.02 x 2.52)

With tiled flooring, double glazed window and double glazed door giving access to garden.



Kitchen/Dining Room

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. Fletcher & Company 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.

Dining Area

8'11" x 8'4" (2.73 x 2.56)

With tiled flooring, radiator, coving to ceiling, double glazed window to front and open archway leading into kitchen area.





Kitchen Area

11'3" x 8'11" (3.45 x 2.72)

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, concealed worktop lights, built-in four ring gas hob, built-in electric fan assisted oven, plumbing for automatic washing machine, matching tiled flooring, radiator, coving to ceiling, double glazed window to side, double glazed side access door and internal glazed door.





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. Fletcher & Company 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.

First Floor Landing

9'4" x 9'3" (2.86 x 2.83)

With access to roof space.

Bedroom One

14'8" x 13'10" (4.49 x 4.22)

With radiator, coving to ceiling with centre rose and double glazed window to front.



En-Suite

7'8" x 6'0" (2.34 x 1.84)

With separate shower cubicle with electric shower, fitted wash basin with fitted base cupboard, low level WC, fully tiled walls, tiled flooring, fitted mirror, heated chrome towel/rail radiator, extractor fan and double glazed window.



Bedroom Two

10'9" x 9'0" (3.28 x 2.76)

With built-in cupboard, radiator and double glazed window to front.



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. Fletcher & Company 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.

Bedroom Three

11'11" x 7'11" (3.64 x 2.43)

With radiator, coving to ceiling with centre rose and double glazed window to rear.



Bedroom Four

11'10" x 8'7" (3.62 x 2.62)

With radiator, coving to ceiling and double glazed window to rear.





Family Bathroom

8'7" x 6'4" (2.64 x 1.95)

With bath with mixer tap/hand shower attachment, shower screen, pedestal wash handbasin, low level WC, radiator, fully tiled walls, built-in cupboard housing the hot water cylinder and double glazed window to rear.

Front Garden

The property is set back from the pavement edge behind a lawned fore garden with well-stocked borders.

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. Fletcher & Company 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.

Rear Garden

To the rear of the property is a manageable, enclosed rear garden laid to lawn with well-stocked beds and patio. Outside tap to side.







Driveway

A block paved driveway provides car standing spaces for three vehicles.

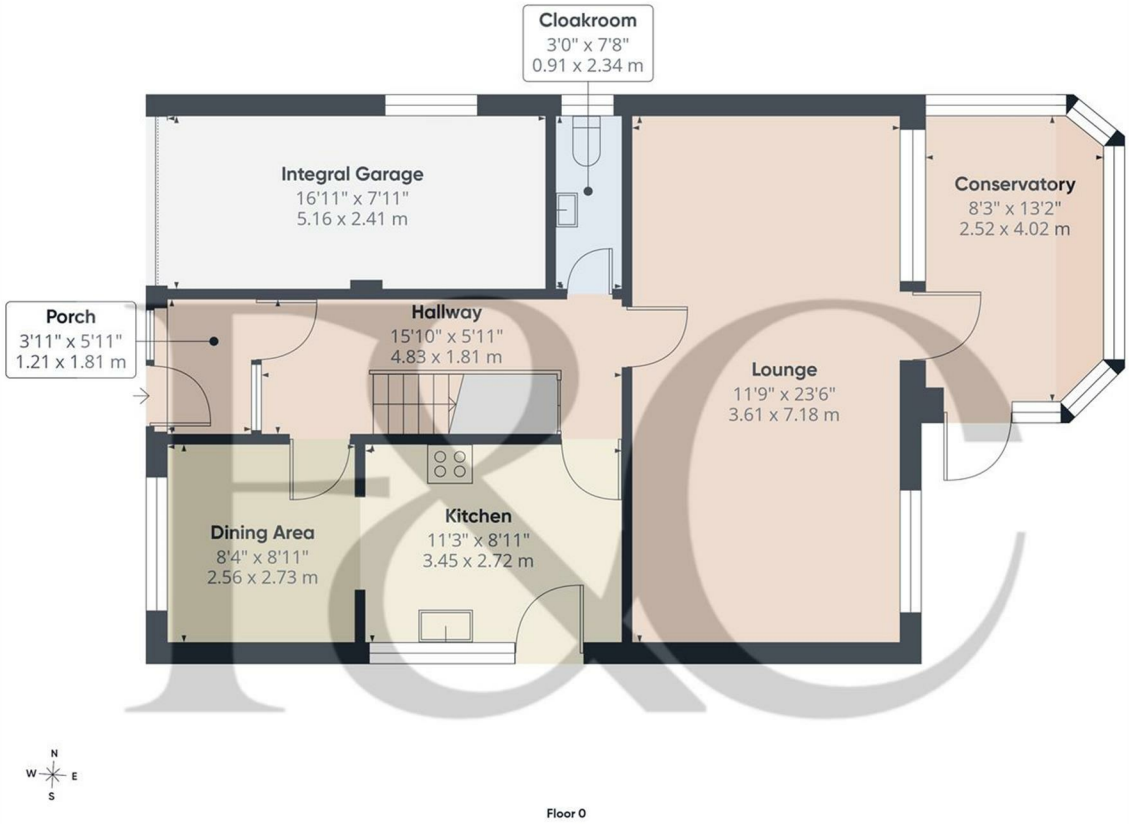
Integral Garage

16'11" x 7'10" (5.16 x 2.41)

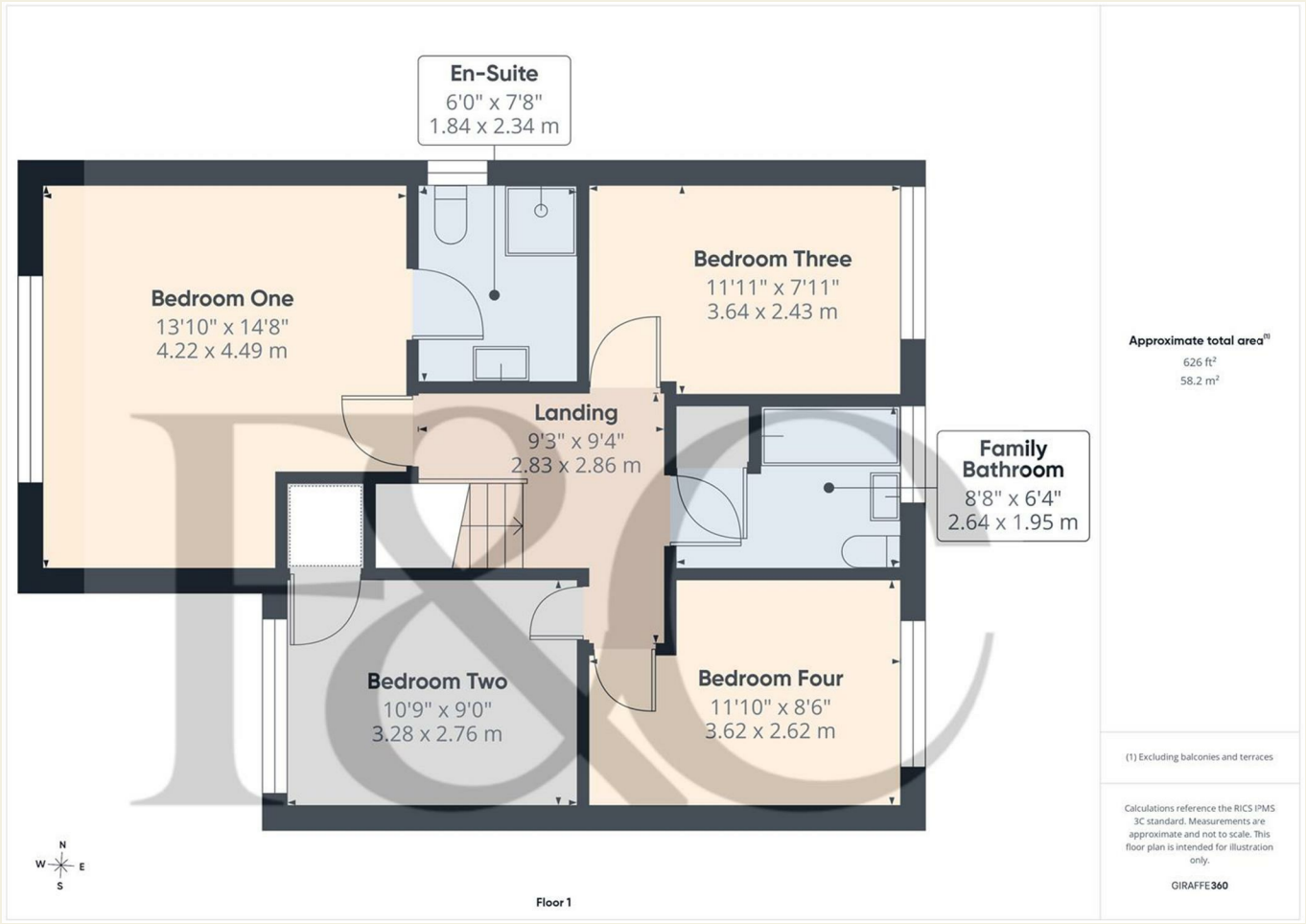
With power, lighting, central heating boiler, side window, shelving, gas metre, cold water tap, water metre and up and over metal front door.

Council Tax Band E

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. Fletcher & Company 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.



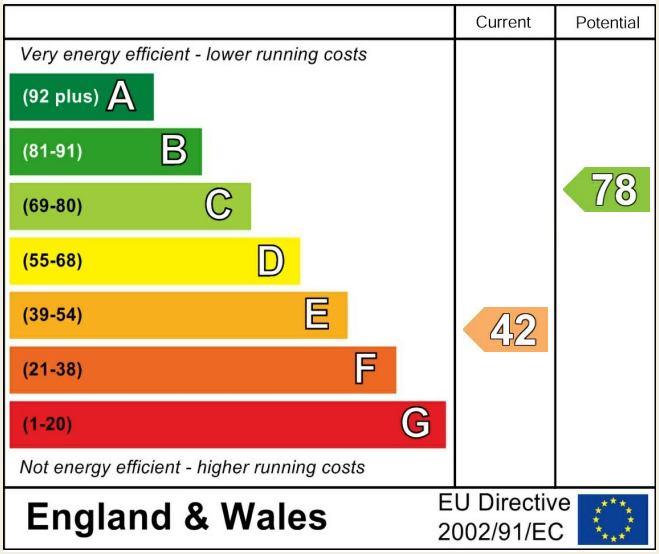
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this 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.



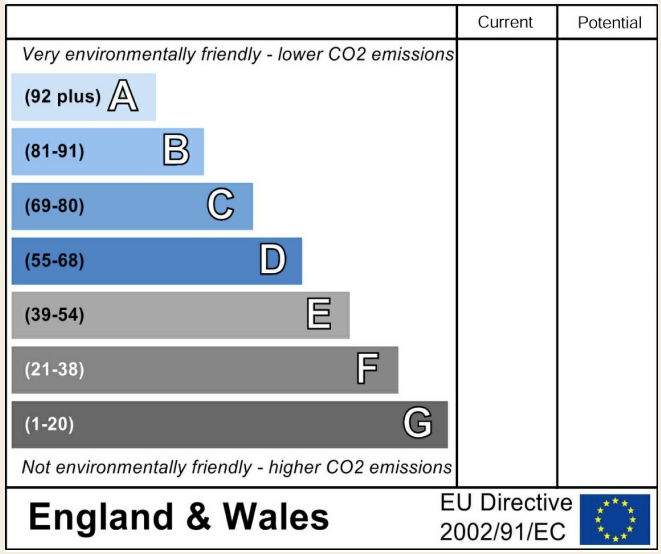
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this 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.



Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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. Fletcher & Company 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.