





6 Bed House - Detached

3 Sunlight, Duffield, Belper DE56 4FN

Price £950,000 Freehold

6 3 3 B

Fletcher & Company

www.fletcherandcompany.co.uk

- Contemporary Detached Home with Open Views
- Ecclesbourne School Catchment Area
- Gated Development - Set Well Back - End Position
- Lounge with Log Burner
- Living Kitchen/Dining Room
- Utility & Cloakroom
- Six Bedrooms & Three Bathrooms
- Generous Garden Plot
- Driveway & Double Garage
- Popular Village-Edge Position

ECCLESBOURNE SCHOOL CATCHMENT AREA - Contemporary designed six bedroomed detached home and enjoys a splendid end position in this private gated cul-de-sac with open views.

The property provides stylish accommodation over three floors, ideal for modern day living and benefits from a generous sized gardens and a village-edge position.

The village of Duffield is situated approximately 5 miles north of Derby along the main A6 arterial road and the village in turn has an excellent range of local shops, public houses, restaurants, supermarket, tennis and squash club, Chevin golf club, recreational facilities including the Eyes Meadow Nature reserve. Local primary schools include William Gilbert Endowed School, Meadows Primary School and the well-known Ecclesbourne Secondary School. Duffield is also positioned along the East Midlands Mainline and is within easy reach of famous attractions such as Chatsworth House and the historic spa town of Matlock.

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.

The famous market town of Ashbourne, known as the gateway to Dovedale and The Peak District National Park lies approximately 10 miles to the west. The thriving market town of Belper is situated 3 miles north of the village and provides a more comprehensive range of shops and leisure facilities.

Ground Floor

Storm Porch
With outside light, paving slabs and entrance door with chrome fittings.

Entrance Hall/Sitting Room
14'4" x 14'0" (4.39 x 4.29)
With tiled flooring (under-floor heating), sealed unit double glazed bi-folding doors opening onto garden with views towards Eaton Bank and beyond, staircase leading to the first floor, double glazed window and under-stairs storage cupboard.

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Cloakroom

8'5" x 4'0" (2.57 x 1.24)

In white with low level WC, fitted wash basin with chrome fittings, tiled splash-backs, tiled flooring (under-floor heating), spotlights to ceiling, extractor fan, double glazed obscure window.

Lounge

16'7" x 12'11" (5.07 x 3.96)

With featured log burning stove and slate hearth, featured high ceilings, fitted wall lights, under-floor heating, double glazed window with aspect to front, double glazed French doors opening onto paved patio and views towards Eaton Bank and beyond.



Kitchen/Dining/Family Room

22'11" x 20'2" (7.00 x 6.15)



Family Area

With spotlights to ceiling, under-floor heating, double glazed French doors opening onto paved and large rear garden, double glazed bi-folding doors giving access to side with side patio and garden, pleasant views across open fields, Eaton bank and beyond and open space leading into the dining area.

Dining Area

With under-floor heating, spotlights to ceiling, TV point and open space leading into the family area and kitchen area.

Kitchen Area

With 1½ bowl sink unit with mixer tap, base units with drawer and cupboard fronts, wall and base fitted units with matching worktops, Smeg stainless steel range style cooker included in the sale with stainless steel extractor hood over, integrated dishwasher, integrated large fridge, under-floor heating, spotlights to ceiling, double glazed window, open space leading into the family area and dining area, views across Eaton Bank, open fields and beyond.

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Utility Room

17'8" x 6'3" (5.39 x 1.92)

With 1½ bowl stainless steel sink unit with mixer tap, fitted wall and base cupboards with beech worktops, tiled flooring (under-floor heating), washing machine and tumble dryer included in the sale, integrated freezer, double glazed window with views over open fields and countryside, double glazed door giving access to side garden and internal door giving access to double garage.



First Floor Landing

15'5" x 10'0" (4.71 x 3.06)

With spotlights to ceiling, radiator, double glazed window and staircase leading to the second floor and built-in cupboard housing the hot water cylinder.

Bedroom One

13'3" x 13'1" (4.06 x 3.99)

With radiator, spotlights to ceiling, double glazed window to side, double glazed French doors opening onto feature balcony and pleasant views across open fields and beyond.



Dressing Room/Wardrobe Area

4'9" x 4'7" (1.46 x 1.40)

With two matching wardrobes with sliding doors.

En-Suite Bathroom

9'6" x 6'3" (2.91 x 1.92)

In white with bath with chrome fittings, fitted wash basin with chrome fittings and storage cupboard beneath, low level WC, separate corner shower cubicle with chrome fittings including shower, tiled splash-backs, tiled flooring, heated chrome towel rail/radiator, fitted mirror, spotlights to ceiling, extractor and double glazed obscure window.



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Bedroom Two

14'5" x 13'1" (4.40 x 3.99)

With spotlights to ceiling, radiator, double glazed window with aspect to front, double glazed French doors opening onto feature balcony, views across garden, towards open fields and beyond.



Balcony

30'5" x 7'8" (9.29 x 2.35)

Enjoys views across open fields and beyond.

Bedroom Three

13'3" x 12'9" (4.06 x 3.90)

With spotlights to ceiling, radiator, double glazed windows, views across open fields and beyond.



Bedroom Four

13'10" x 10'0" (4.23 x 3.05)

With radiator, spotlights to ceiling and double glazed window.



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Family Bathroom

9'4" x 7'6" (2.86 x 2.31)

In white with bath with chrome fittings, fitted wash basin with chrome fittings and storage cupboard beneath, low level WC, separate corner shower cubicle with chrome fittings including shower, tiled splash-backs with matching tiled flooring, spotlights to ceiling, fitted mirror, extractor fan, heated chrome towel rail/radiator and double glazed window with views over open fields and countryside.





Second Floor Landing

9'8" x 6'5" (2.96 x 1.98)

With radiator, spotlights to ceiling and double glazed Velux window.

Bedroom Five

19'9" x 15'7" (6.03 x 4.76)

With two radiators, spotlights to ceiling, two double glazed Velux windows and views across open fields and countryside.



En-Suite

11'1" x 4'11" (3.40 x 1.50)

In white with separate corner shower cubicle with chrome fittings including shower, fitted wash basin with chrome fittings and storage cupboard beneath, low level WC, tiled splash-backs with matching tiled flooring, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator, double glazed Velux window and views across open fields and countryside.



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Bedroom Six

15'7" x 11'3" (4.76 x 3.45)

With radiator, spotlights to ceiling, two double glazed Velux windows and views across open fields and countryside.



Generous Garden

The property benefits from a generous lawned garden with patio and is enclosed by fencing.







Driveway

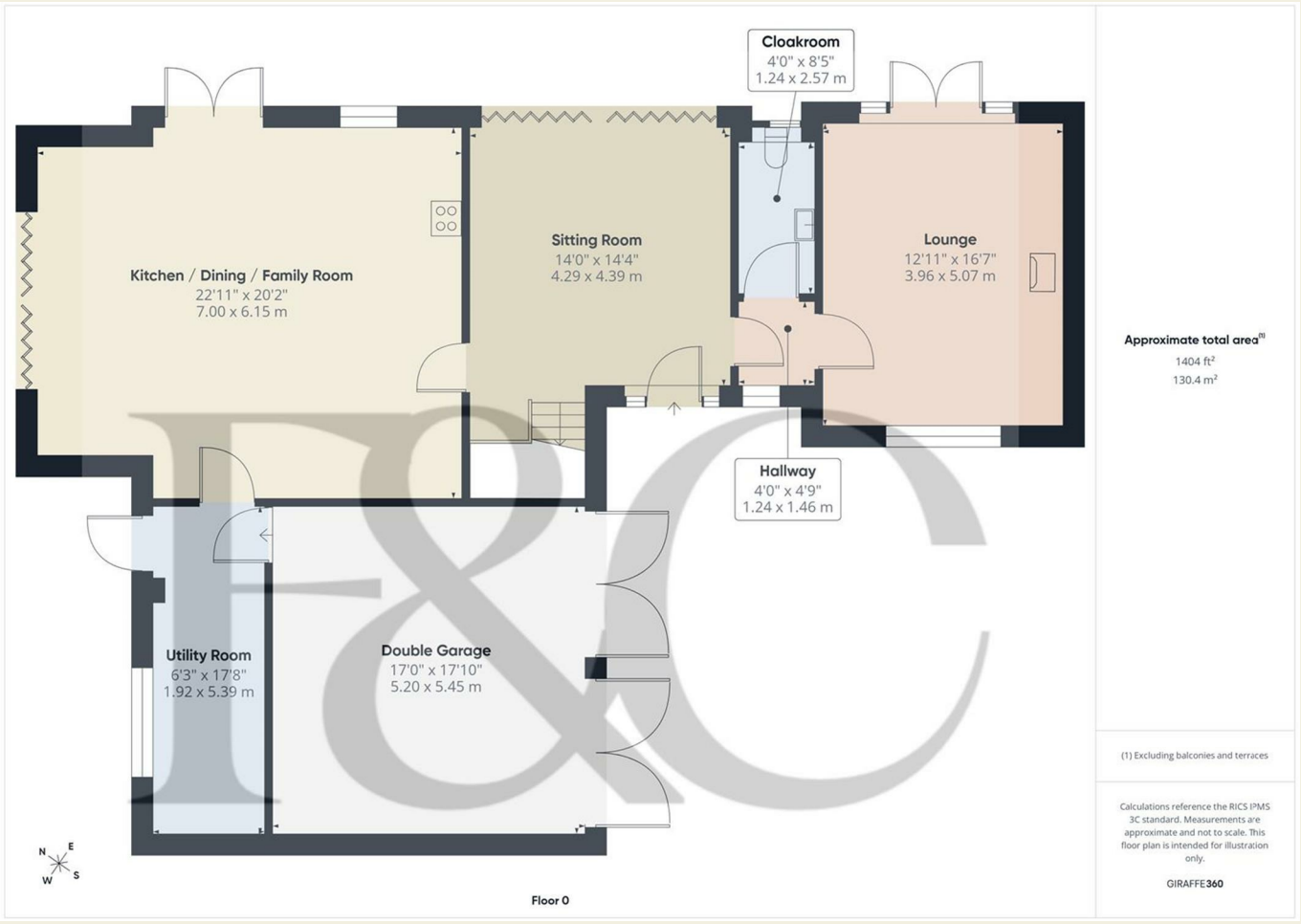
A gravelled driveway provides car standing spaces for several cars.

Double Garage

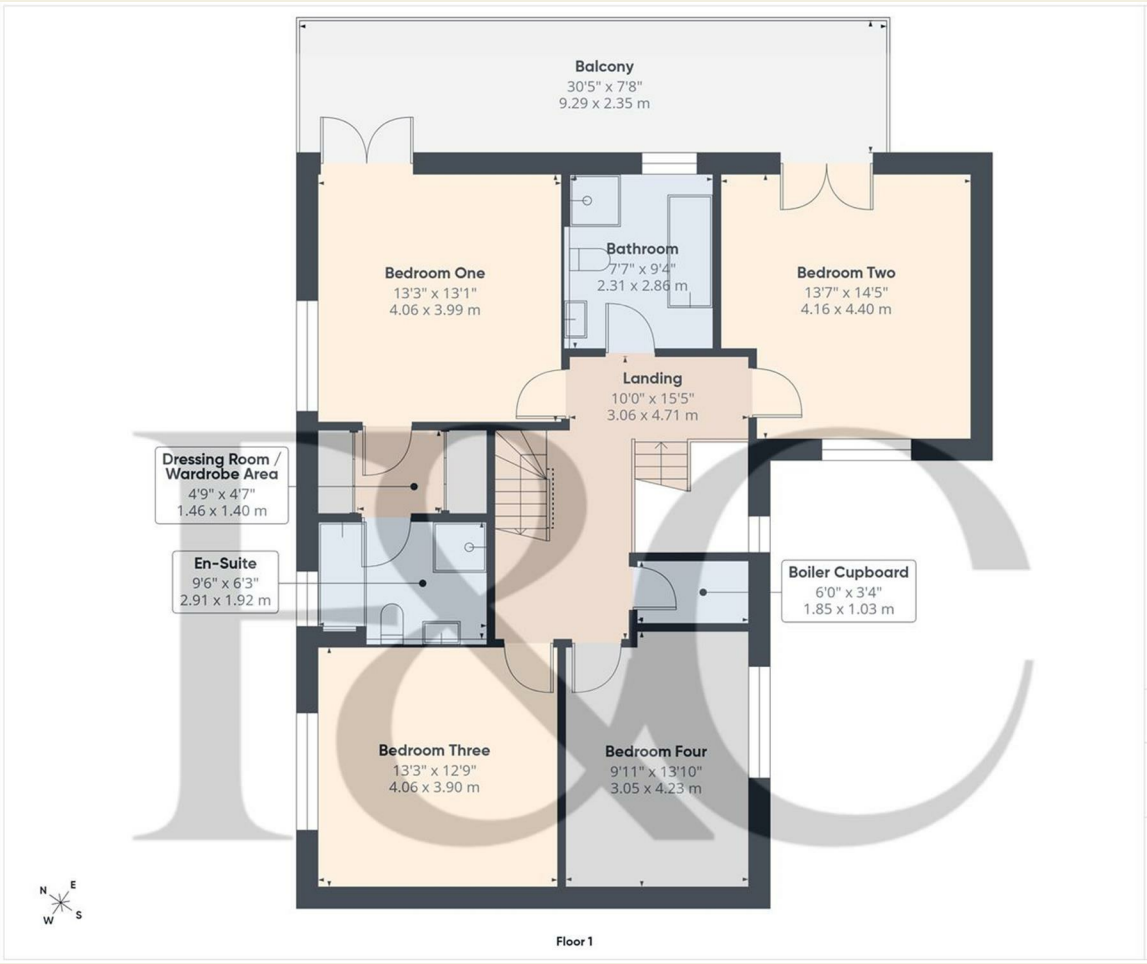
17'10" x 17'0" (5.45 x 5.20)

With concrete flooring, power, lighting, boiler, two matching double opening front doors, cold water tap and integral door giving access to the property itself.

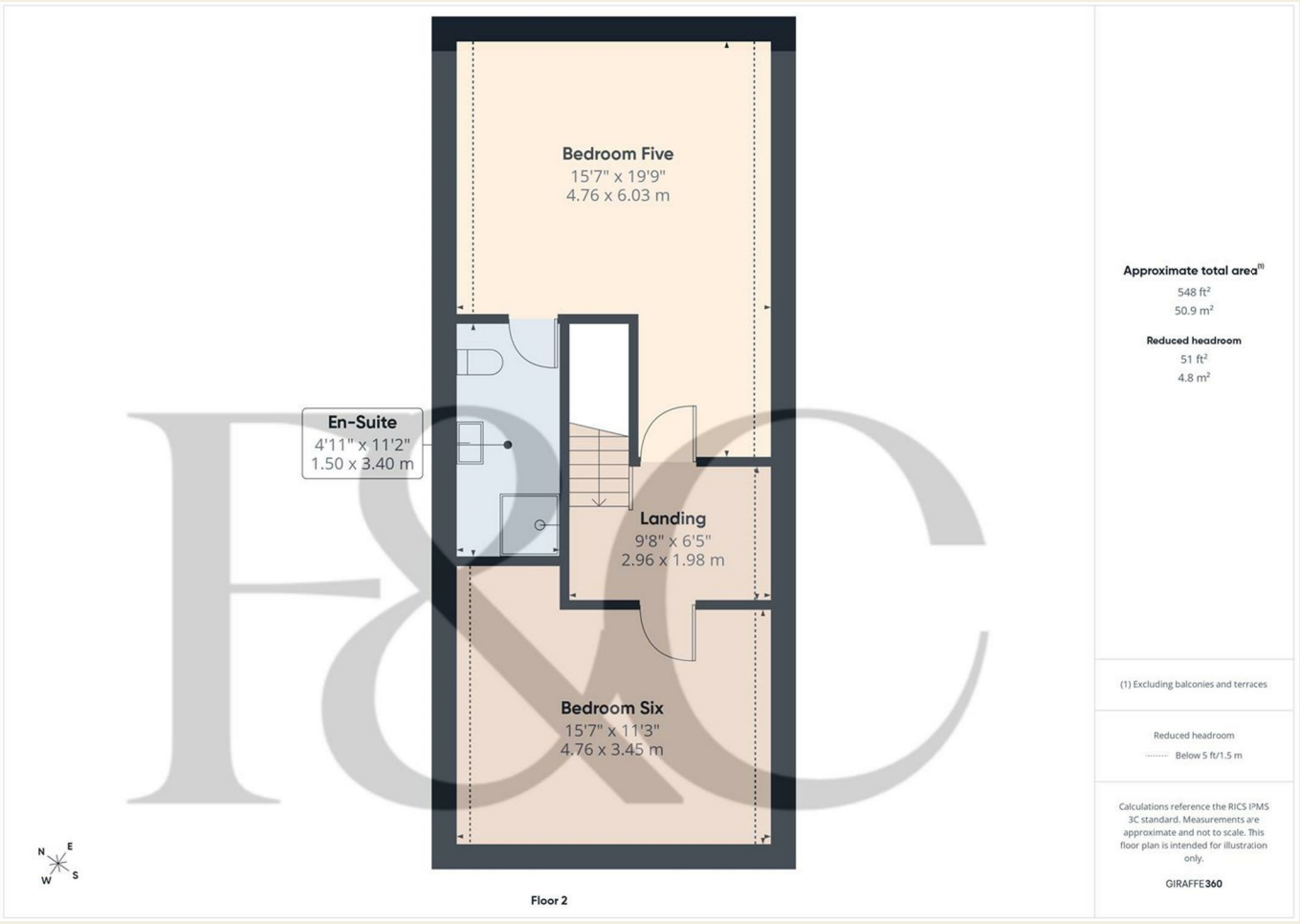
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

83 | 85

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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