Broadway

Duffield, Belper, DE56 4BU

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Duffield, Belper, DE56 4BU

£875,000

Traditional three/four bedroom detached residence enjoying an elevated position within the sought after village of Duffield.

Enjoying an elevated position within the sought after village Duffield, this traditional detached residence offers light and spacious living accommodation with the benefit of gas central heating and double glazing throughout.

A true feature of this sale is the extensive lawn garden with delightful rural back-drop. The property is set back from the road behind a lawn foregarden with adjacent driveway providing ample off road parking leading to two integral garages, one which has a useful utility space with plumbing suitable for an automatic washing machine.

Location - Duffield offers an excellent range of amenities including a varied selection of shops including post office, small supermarket, restaurants and bars, squash/tennis and golf clubs, two reputable primary schools and sought after Ecclesbourne Secondary school. There is also a regular bus service which runs between Derby and Belper.

Accommodation - On The Ground Floor -
Entrance Hall - Original solid wood flooring, radiator, useful understairs storage cupboard and composite and obscure double glazed entrance door leading to:
Guest Cloakroom - Comprising, low flush w.c., pedestal wash hand basin, radiator, obscure double glazed window to the front.
Sitting Room - 5.41m x 3.95m (17'8" x 12'11") - Feature dressed stone surround fireplace and slate hearth, upvc double glazed bay window to the front, two radiators and sliding doors to:
Open Plan Family/Dining Room - 6.56m x 5.01m to 4.12m (21'6" x 16'5" to 13'6") - An excellent open plan space with ample living space and dining area with three radiators, upvc double glazed windows to both side and rear elevations and upvc double glazed double doors opening out on to the rear patio.
Breakfast Kitchen - 5.68m x 3.75m (18'7" x 12'3") - With a range of fitted cupboards and drawer units with matching fronts, solid wood preparation surfaces with inset ceramic Belfast sink unit, modern chrome mixer tap over, built in four ring induction hob with extractor hood over, electric fan assisted double oven and microwave combi-grill, ceramic tiling to walls and flooring, feature breakfast island, radiator, upvc double glazed windows to side and rear elevations, upvc double glazed and panel stable-style door providing access to the rear garden and internal door leading to the integral garage one having a useful utility area.

On The First Floor - Split-Level Landing - Upvc double glazed window to the front and door to:
Bedroom One - 5.03m x 3.94m (16'6" x 12'11") - Radiator, upvc double glazed window with fine views to the rear.
Bedroom Two - 4.78m x 3.93m (15'8" x 12'10") - Radiator, upvc double glazed windows to front and side elevations.
Bedroom Three - 2.71m x 2.47m (8'10" x 8'1") - Radiator, upvc double glazed window enjoying far reaching views to the rear.
Study/Potential Bedroom Four - 2.85m into the eaves x 2.71m (9'4" into the eaves - Radiator.
Family Bathroom - Suite comprising, double-ended bath with mixer tap and shower attachment, separate shower cubicle, vanity unity with contemporary circular wash basin, tiled flooring, granite wall tiling, ladder style towel rail/radiator, upvc double glazed windows with pleasant views to the rear.
Separate W.C. - Low flush w.c.

Outside & Gardens - To the rear of the property is an extensive garden which enjoys a high degree of privacy and is mainly laid to lawn enclosed by mature hedging, spacious patio ideal for alfresco dining/entertaining. The property is back set back from the road behind a landscaped foregarden laid to lawn with adjacent driveway providing ample off-road parking and turning space leading to:

Integral Garage - One/Utility Area - 3.93m x 2.75m (12'10" x 9'0") - Work surface, plumbing suitable for an automatic washing machine, wall mounted gas combination boiler, integral door to breakfast kitchen, up and over door.



Directional Notes - From Derby via the A6 travelling north take the left turning as signposted to Wirksworth onto Broadway where the property will be located on the left hand side as denoted by our 'for sale' board.

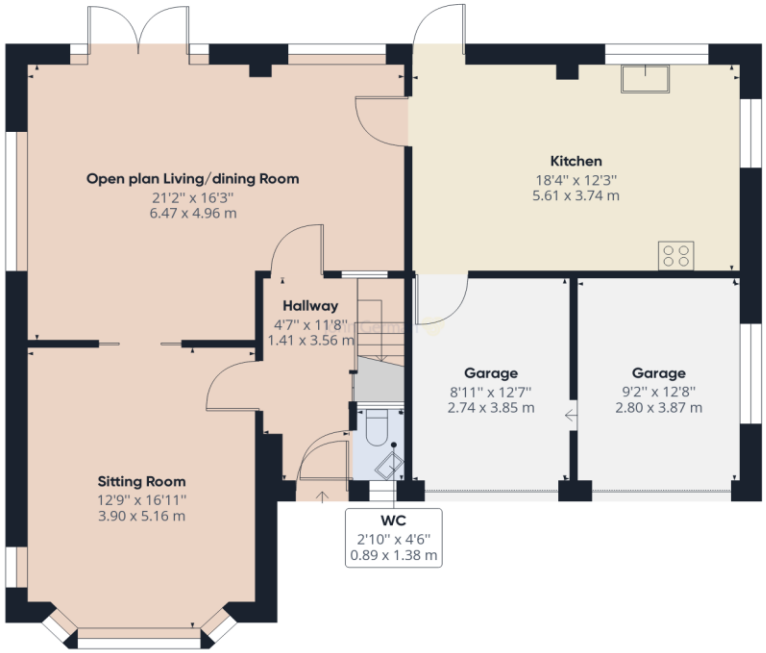
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Traditional
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Cable - See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
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Our Ref: JGA/06042026
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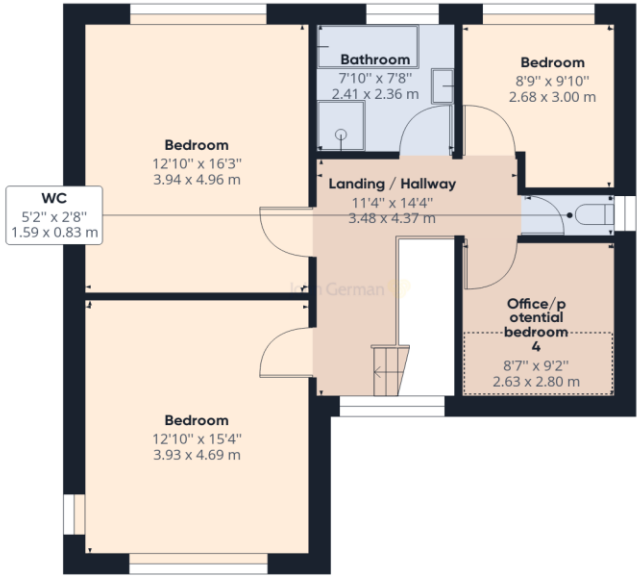





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Ground Floor



Floor 1

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Approximate total area(1)

1858.10 ft²

172.62 m²

Reduced headroom

31.95 ft²

2.97 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.

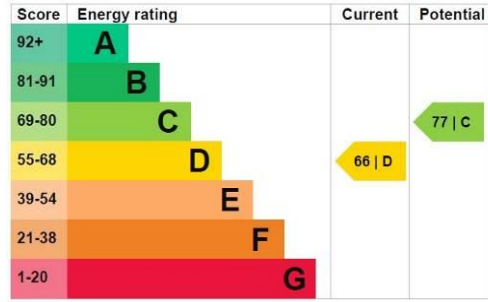
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