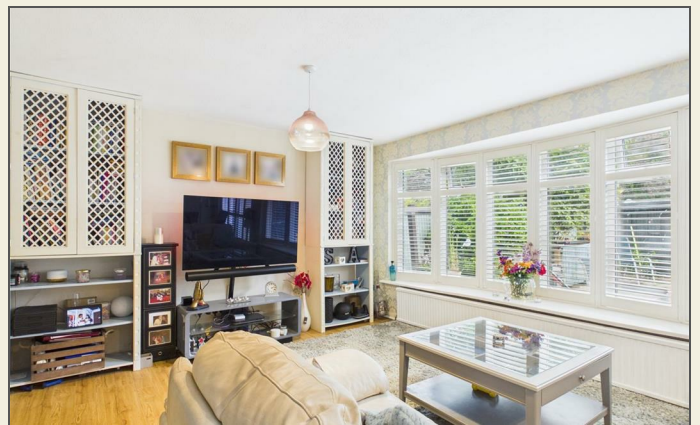




4 Bed House - Detached

116 Duffield Road, Derby DE22 1BG

Price £425,000 Freehold



4



2



3



C

Fletcher
& Company

www.fletcherandcompany.co.uk

- Popular Detached Property Close to Darley Park & City
- Special Elevated Position - Set Back From Attractive Duffield Road
- Spacious Lounge
- Dining/Family/Study
- Fitted Kitchen with Built-in Appliances
- Four Double Bedrooms
- Two Ensuites & Family Bathroom
- Pleasant Front & Rear Gardens
- Driveway - Electric Car Charger
- Detached Garage

CLOSE TO DARLEY PARK & CITY - Nestled in the charming Strutts Park area of Derby, this four bedroom detached house on Duffield Road offers a perfect blend of comfort and convenience.

With its special elevated position, the property is set well back from the attractive street, providing a sense of privacy while still being close to the vibrant local community.

The property is just a stone's throw away from the picturesque Darley Park and Markeaton Park.

Additionally, the easy road access to nearby areas such as Darley Abbey, Allestree, and Duffield makes this location highly desirable and conveniently located for commuting to Derby Railway Station, Royal Derby Hospital, and Derby University.

The Location

Strutts Park is a noted conservation area and is just a walk away from City Centre, Darley Abbey, railway/bus station and the Cathedral Quarter which boasts some fine period architecture, designer boutiques and shops. Also within easy reach is the impressive modern shopping centre with a state of the art cinema and a large selection of retail outlets. Friargate also offers eateries and up market bars and restaurants. Darley Park offers delightful walks down the hill to the banks of the River Derwent, cafe, rowing club, cycle path, cricket club, gym and rugby club. The property is well placed for easy access onto the A6, A38 and A52 leading to the M1. Excellent primary and secondary schools nearby for example Walter Evans, Markeaton and Woodlands. Private education at Old Vicarage School in Darley Abbey and Derby High for Girls and Boys Grammar in Littleover.

Accommodation

Ground Floor

Entrance Hall

15'1" x 5'10" (4.61 x 1.78)

Front door, radiator and stairs leading to first floor

Cloakroom

5'7" x 5'3" (1.71 x 1.61)

With low level WC, fitted wash basin with fitted base cupboard underneath, understairs storage with shelving, double glazed window to side and internal oak veneer door with chrome fittings.

Lounge

20'9" x 13'9" (6.35 x 4.21)

With wood flooring, two radiators, generous sized double glazed bay window with deep window sill and internal plantation shutters, double glazed French doors with internal plantation shutters giving access to garden and half glazed oak veneer door with chrome fittings.



Dining Room/Study

11'6" x 9'10" (3.53 x 3.01)

With radiator, double glazed bay window with deep window sill and internal plantation shutters and internal half glazed oak veneer door with chrome fittings (Please note there is potential to knock the dining room/study into the kitchen if desired).



Kitchen

9'10" x 8'10" (3.02 x 2.70)

With one and a half sink unit with insinkerator, Quooker tap, wall and base fitted units with attractive matching worktops, concealed worktop lights, upper lights and down lights, built-in five ring gas hob with extractor hood over with light, built-in electric fan assisted oven, built-in combination microwave oven, space for fridge/freezer, plumbing for washing machine, fitted breakfast bar, Worcester central heating boiler, double glazed bay window with deep window sill and internal half glazed oak veneer door with chrome fittings.



First Floor Landing

7'3" x 5'10" (2.22 x 1.78)

With access to roof space, double glazed window to side with internal plantation shutters and built-in storage cupboard with oak veneer door with chrome fittings.

Bedroom One

11'1" x 10'10" (3.38 x 3.32)

With fitted wardrobes, radiator, double glazed window to rear with internal plantation shutters and internal oak veneer door with chrome fittings.



En-Suite

7'10" x 2'7" (2.39 x 0.79)

With separate shower cubicle with shower, wash basin with fitted base cupboard underneath, low level WC, fully tiled walls, tile flooring, spotlights to ceiling and extractor fan.

Bedroom Two

13'10" x 9'8" (4.24 x 2.95)

With fitted wardrobe incorporating wash basin with fitted base cupboard underneath, radiator, spotlights to ceiling, double glazed window to rear and internal oak veneer door with chrome fittings.



En-Suite

5'2" x 2'6" (1.60 x 0.78)

With separate shower cubicle with shower, fully tiled walls, tile flooring, spotlight to ceiling and extractor fan.

Bedroom Three

11'8" x 9'7" (3.58 x 2.93)

With radiator, spotlights to ceiling, double glazed window to front with internal plantation shutters and internal oak veneer door with chrome fittings.



Bedroom Four

9'11" x 8'9" (3.03 x 2.67)

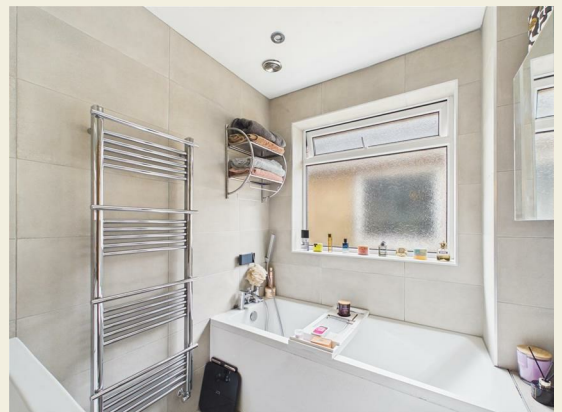
With radiator, wardrobe area, spotlights to ceiling, double glazed window to front and internal oak veneer door with chrome fittings.



Family Bathroom

6'7" x 5'9" (2.01 x 1.76)

With bath with chrome mixer tap/hand shower attachment, fitted wash basin with fitted base cupboard underneath, low level WC, fully tiled walls with matching tile flooring, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator, double glazed window to side and internal oak veneer door with chrome fittings.



Front Garden

The front garden is well-screened, offers privacy with a warm, sunny aspect and is set back from the attractive Duffield Road (A6) behind a high, natural stone wall.



Rear Garden

To the rear of the property is an enclosed, sunny rear garden with patio and all-weather artificial turf with flower beds and small trees (including fruit trees).



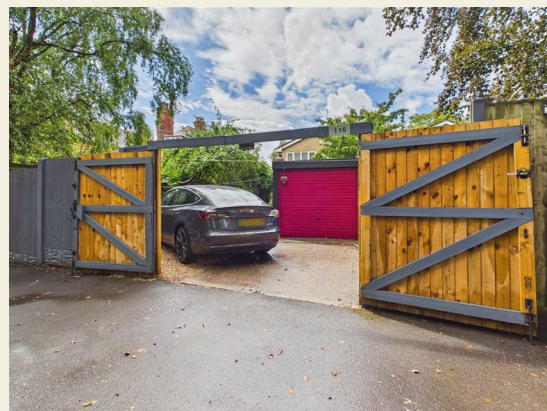
Driveway

A driveway provides two car parking spaces, accessed from double opening gates on Chevin Road. Electric car charging point.

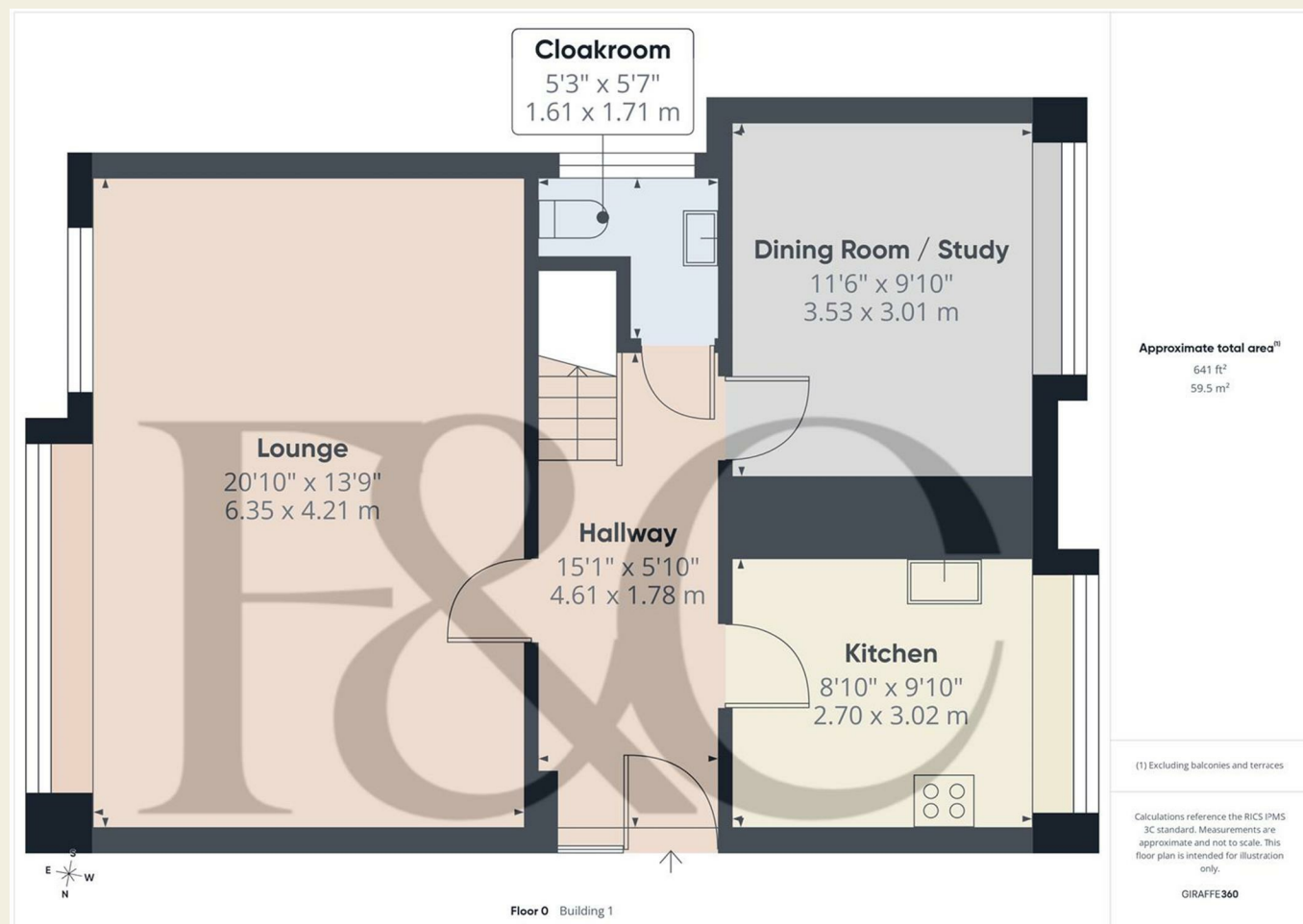
Garage

17'11" x 10'4" (5.47 x 3.17)

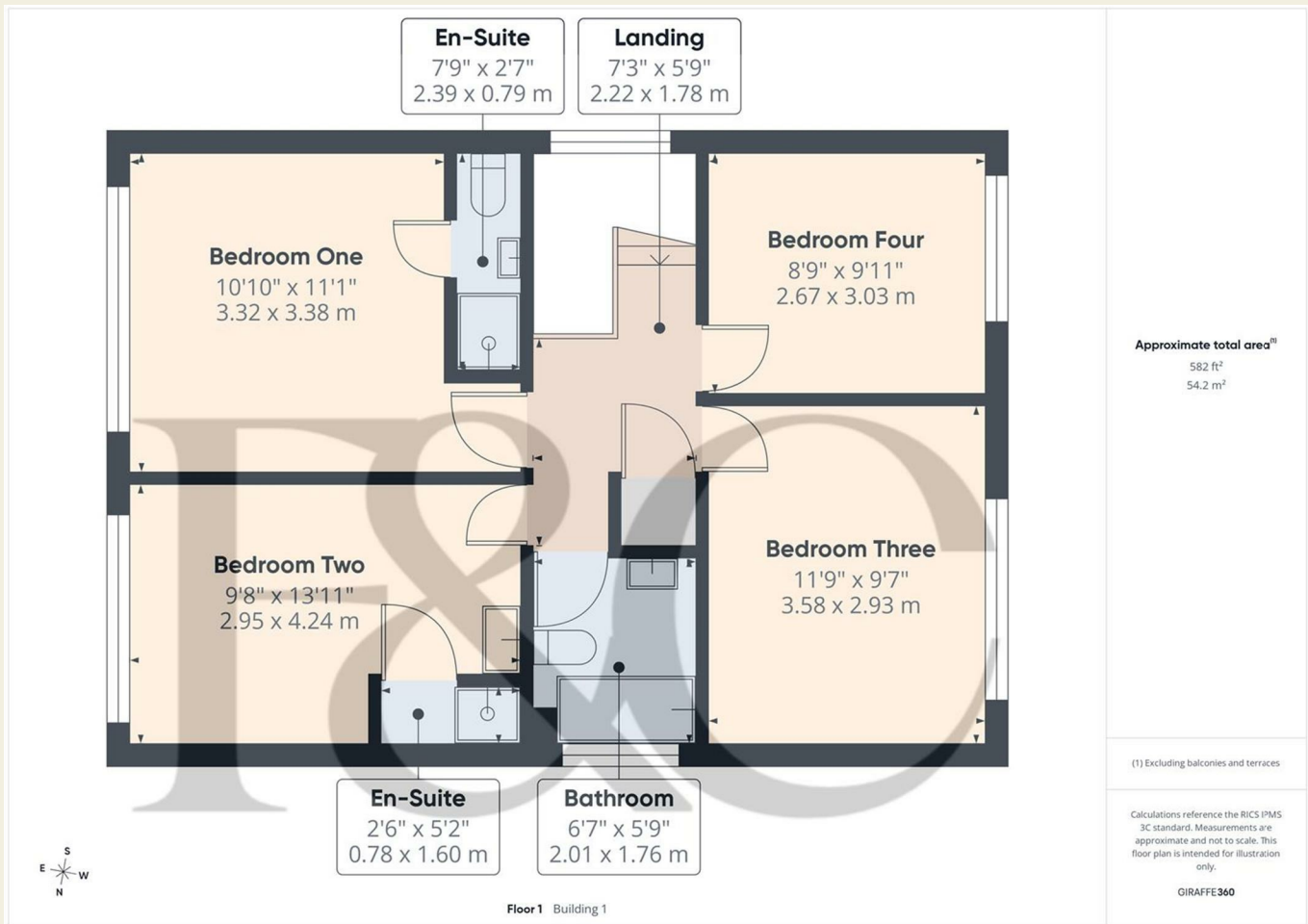
With power, lighting, up and over metal door and rear personnel door.



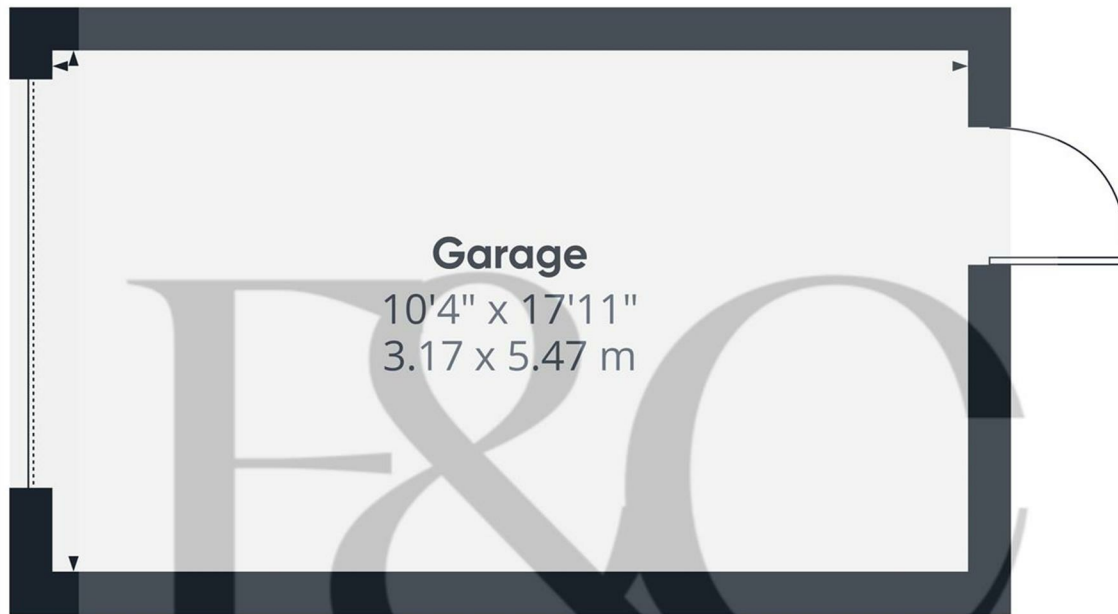
Council Tax Band E



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.



Garage
10'4" x 17'11"
3.17 x 5.47 m

Approximate total area⁽¹⁾
185 ft²
17.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0 Building 2

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		
	73	83
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	