



Derby Road
Duffield

Offers Over £500,000



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Situated on a large plot within the catchment area for Ecclesbourne School, there is ample parking, a beautiful and modern, open plan kitchen/dining/family room with two sets of doors out into the garden and a single garage. Situated over three floors, this home has over 1,950 sq ft of living space and is ideal for a family having plenty of space for both the adults and children as well as five great sized bedrooms upstairs with two en-suites and a study!

When entering the property, the entrance hallway is a good space for coats and shoes as well as there being a downstairs cloakroom under the stairs. To the front of the home on the right hand side of the hallway there is the living room with a large window to allow plenty of light into the room. To the back there is a beautiful open plan, kitchen, dining and family area which has a tiled flooring with under floor heating, doors out onto the garden and is a brilliant room for the family or for hosting friends and family. It is finished beautifully with shutter blinds and spotlights to the room. Off of the kitchen there is the spacious utility room, which has plenty of additional storage space as well as a door out the garden and into the integral garage.

As you go onto the first floor, there are three double bedrooms. The second bedroom has space for a double bed, a window to the front and has its own en-suite with a shower cubicle, toilet and wash basin. off of the bedroom there is also a separate study, a great additional space! The other two bedrooms on the first floor are both double bedrooms too, they are both fitted with wardrobes and are fantastic sizes!

To the second floor, the landing is a useful space with plenty of light from the velux window. The master bedroom is to the right which has a further two velux windows, there are spotlights to the room as well as fitted surround sound speakers and also having an ensuite. The master en-suite is fitted with a shower cubicle, wash basin and toilet. Currently used as a dressing room, the fifth bedroom is also a great sized room- there is no need for arguments when picking rooms! Again with another velux window with views over the back, it is a versatile room which can be used as a potential bedroom, dressing room, playroom or additional study. The garden is very private which has a lawn and decked area to the back providing an outdoor dining and entertaining space too. To the front, there is plenty of parking available with space for at least three vehicles and also access into the garage.



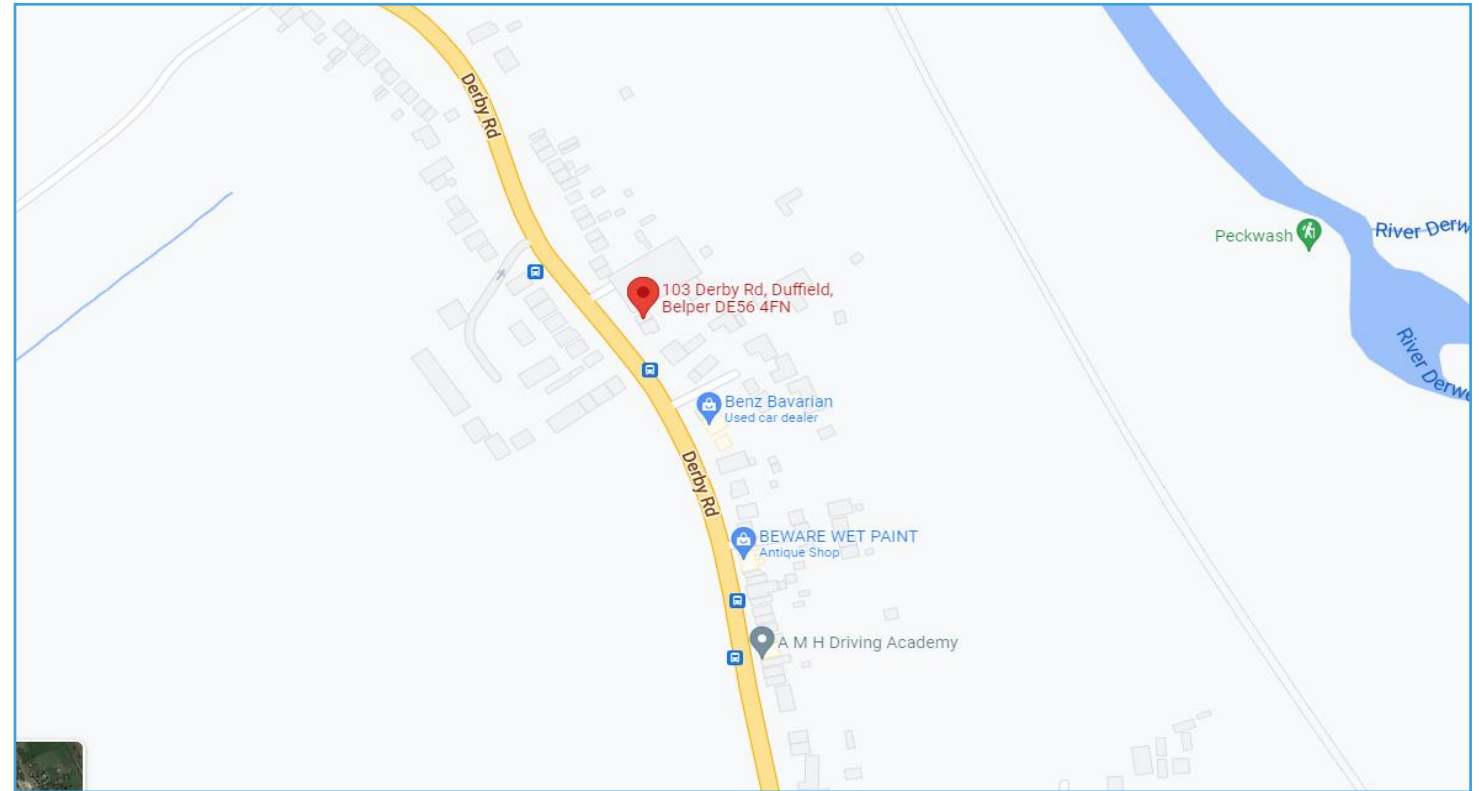
Why You'll Love This Home - Offering over 1,950 sq ft of living space, this is a fantastic sized family home offering something for everyone in the family has has plenty of versatility!



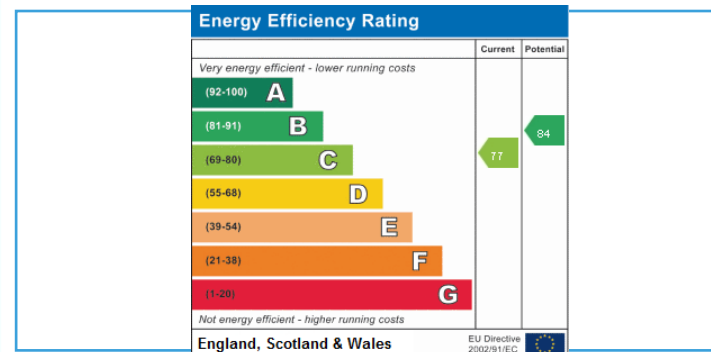
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The popular village of Duffield provides a wide range of local amenities including a post office, a variety of shops, library and a selection of restaurants and pubs. Within Duffield there is the sought after Ecclesbourne Secondary School and William Gilbert Primary School. There are regular busses into the City centre and busses which lead out into Belper Town Centre too as well as it having a train station with access to the City. There is the popular Chevin Golf Course within the village as well as other playing fields.



EPC Energy Performance Certificate



Help for buyers

To help your purchase go smoothly we can recommend trusted local mortgage advisors and solicitors

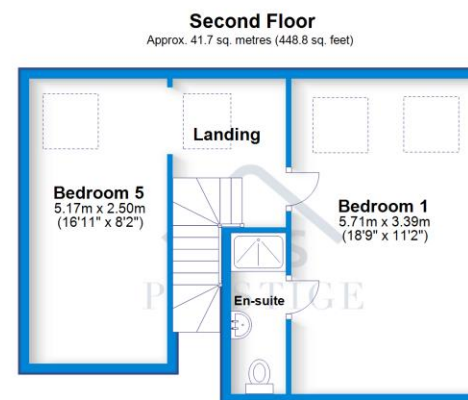
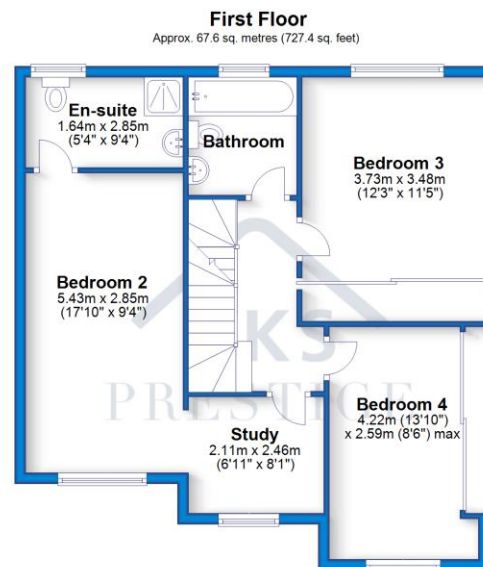
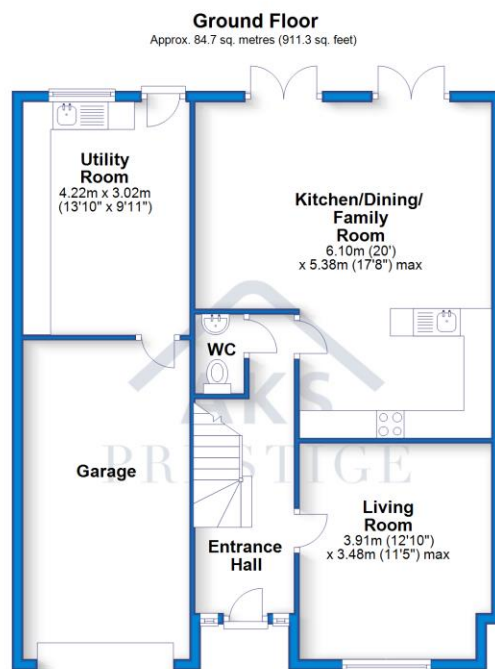


Help for sellers

If you're thinking of selling, we'd love to help you.



The Floor Plan



Total area: approx. 193.9 sq. metres (2087.4 sq. feet)

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The Property Ombudsman



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