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Lord Scarsdale Court  
Duffield, Derbyshire  
£650,000



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ECCLESBOURNE SCHOOL CATCHMENT AREA - A most stylish, four double bedroom detached family home of style and character, set within this exclusive cul-de-sac location in the heart of the highly sought after village of Duffield, just a short walk to The Meadows Primary School and Ecclesbourne Secondary School.

This beautifully appointed property offers a high specification interior and a layout designed for contemporary family living and with energy efficient accommodation that features underfloor heating, uPVC double glazing, gas central heating and a heat recovery system.

The property in brief comprises: entrance hallway, contemporary wc, stylish living with bay window, utility room and a stunning contemporary open plan dining kitchen with bi-folding doors to the rear garden. Upstairs, the first floor landing leads to four well proportioned double bedrooms and contemporary family bathroom. The spacious primary bedroom and bedroom two, both have the benefit of stylish contemporary en-suites.

Outside, the property has a double width block paved driveway and single integral garage. There is a delightful private and enclosed professionally landscaped and contemporary styled rear garden with porcelain paved patio, cedar horizontal slat fencing with feature lighting.





## The Detail

The property is entered via a secure PVCu double-glazed, oak-effect front door with video doorbell, opening into a welcoming entrance hallway. This impressive space features an oak staircase with glass balustrade rising to a galleried first-floor landing. High-quality tiled flooring with underfloor heating extends throughout the ground floor, while engineered oak internal doors provide access to all principal rooms, including a stylish contemporary WC, the dining kitchen and the living room.

The spacious living room is accessed via engineered oak double doors and benefits from underfloor heating, recessed spotlights, television and telephone points, and a bay window to the front elevation fitted with bespoke plantation shutters. Concealed engineered oak sliding doors open into the impressive contemporary open-plan dining and family area.

Designed for modern living, this versatile space accommodates both dining and seating areas and features tiled flooring with underfloor heating, recessed lighting, an extractor system, a high-level television point and bi-folding doors opening directly onto the rear garden. The area flows seamlessly into the fitted kitchen.

The kitchen is equipped with a stylish range of contemporary wall, base and drawer units with white Corian-effect work surfaces, a sink with boiling-water tap, and a range of quality integrated Neff appliances. Further features include recessed lighting, an extractor system, underfloor heating and a rear-facing window. An engineered oak door leads to the utility room, which offers additional cabinetry, plumbing for appliances, a wall-mounted Ideal boiler, underfloor heating and a side entrance door.



To the first floor, the impressive galleried landing continues the glass balustrade and stainless-steel handrail and provides access to all four bedrooms and the family bathroom. The landing also gives access to a cupboard housing the Electrolux integrated vacuum system, along with loft access via a fold-down ladder leading to the loft room.

The property offers four well-proportioned bedrooms and a contemporary family bathroom. The spacious principal bedroom suite features an open-plan dressing area with fitted wardrobes and a superb four-piece en-suite bathroom with shower. Bedroom two also benefits from a modern en-suite shower room.

The loft room provides excellent additional space with boarded flooring, plastered walls and ceilings, eaves storage, power and lighting, and both front- and side-facing windows. This room offers exciting potential for conversion into additional accommodation, subject to the necessary planning approval.

Externally, the property is approached via a block-paved road leading to a driveway providing ample off-road parking and access to the single integral garage. The front garden features attractively landscaped borders. The professionally landscaped rear garden has been designed in a contemporary style, incorporating light porcelain tiling, a lawned area with raised rendered planting beds, and stylish cedar horizontal slat fencing with integrated LED lighting.





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## The Location

The highly sought after village of Duffield provides an excellent range of amenities including a varied selection of shops a post office and local supermarket. There are also a good selection of local pubs, bars and restaurants.

There is also well regarded local schooling including The Meadows, William Gilbert Primary Schools and the noted Ecclesbourne Secondary School.

The village also benefits from a railway station which provides access to Derby, Nottingham and Matlock.

Derby City Centre which lies some five miles to the south of the village and the road networks including the A38 and A52 provides access to Nottingham, Ashbourne and the main motorway network.

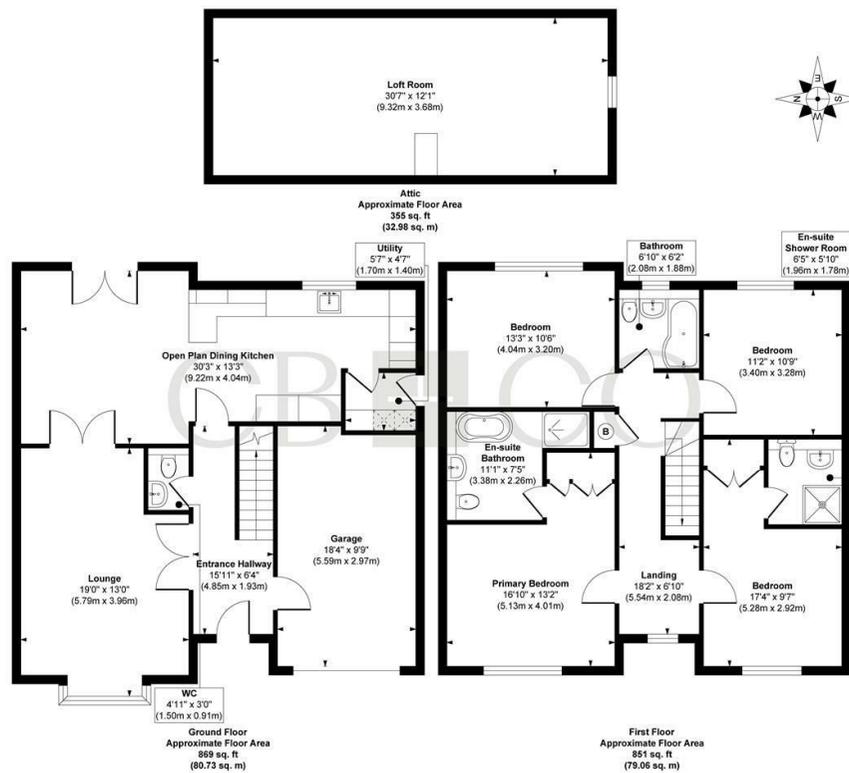
Local recreational facilities within the village include Duffield Tennis and Squash Club, Chevin Golf Course and there are local Cricket and Football facilities.







**Lord Scarsdale Court, Hall Farm Road, Duffield, Derbyshire**



**Approx. Gross Internal Floor Area 2075 sq. ft / 192.77 sq. m**

Illustration for identification purposes only. Measurements are approximate, not to scale.  
Produced by Elements Property

## The Particulars

- Superior Modern Detached Home set on Exclusive Cul-de-Sac Position
- Ecclesbourne School Catchment Area & Walking Distance to Local Primary Schools
- Built in 2016 to a Quality Specification with Contemporary Fittings
- Immaculate Home - Stylish Presentation Throughout
- Entrance Hallway, WC, Living Room with Bay Window
- Superb Contemporary Dining Kitchen & Separate Utility Rooms
- Four Double Bedrooms, Two Contemporary En Suites & Family Bathroom
- Spacious Loft Room with Potential to Convert (Subject to Planning Consent)
- Driveway, Single Garage & Professionally Landscaped Contemporary Styled Rear Garden
- Highly Sought after Village Location - Close to Excellent Local Amenities

### Size

Approx 1657.00 sq ft

### Energy Performance Certificate (EPC)

Rating B

### Council Tax Band

F

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*Let's Talk*

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