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Derby Road, Duffield
Belper, Derbyshire
Offers in excess of: £325,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



ECCLESBOURNE SCHOOL CATCHMENT & SUPERB OPEN VIEWS TOWARDS EATON BANK - A comprehensively upgraded 1930's style semi-detached home, occupying this generous plot with this delightful position on the edge Duffield with superb views over fields to the rear and towards Eaton Bank.

The property offers thoughtfully modernised interiors and features: entrance hallway and superb open plan ground floor layout that includes a stylish living room with bay window leading into an open plan dining area with contemporary kitchen and french doors opening out onto the rear garden. Upstairs, the first floor landing leads to three bedrooms including two generous double bedrooms and a contemporary bathroom.

Outside, the property stands on this generous plot set back from Derby Road. There is a large driveway, detached garage and the good sized enclosed rear garden with patio and extensive lawn with superb views over fields.





This attractive 1930s-style semi-detached home has been comprehensively upgraded in recent years and offers tastefully presented accommodation, ideal for family living.

The entrance hallway is accessed via a composite panelled door and features oak-effect flooring, a Nest smart digital thermostat, and doors leading to the dining area and an understairs utility space.

The ground floor has a well-designed open-plan layout. The living room includes a bay window fitted with plantation shutters, oak-effect flooring, an ornamental recessed fireplace with tiled hearth, and built-in shelving to the alcoves. This leads through to the dining and kitchen areas. The dining area continues the oak-effect flooring, has a tall contemporary column radiator, a second ornamental recessed fireplace with tiled hearth, and French doors opening onto the rear garden.

The modern kitchen is fitted with a range of white high-gloss, handleless units with wood block-effect work surfaces. It includes a composite sink with mixer tap and integrated appliances. The wall-mounted combination boiler is concealed within a cupboard, and a rear-facing window looks out over the garden.

Upstairs, there are three well-proportioned bedrooms, all with bespoke plantation shutters with black out feature. The main bedroom features a bay window, while the rear double bedroom enjoys views over open fields. The contemporary bathroom is fitted with a white three-piece suite, including an L-shaped bath with shower over, and finished with wood-effect flooring.

Externally, the property is set back from the road on a generous plot, with a large block-paved driveway providing ample off-road parking and an EV charging point. The driveway continues via gated access to a detached single garage. At the rear, there is a spacious garden with a paved patio, a generous lawn, panelled fencing, and far-reaching views over fields and towards Eaton Bank.







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The Location

Situated in the highly sought-after village of Duffield, this property benefits from a wide range of local amenities, including a variety of independent shops, a post office, a local supermarket, and an excellent selection of pubs, bars, and restaurants.

The village is renowned for its outstanding educational facilities, including The Meadows and William Gilbert Primary Schools, as well as the highly regarded Ecclesbourne Secondary School.

Duffield also offers excellent transport links, with its own railway station providing direct connections to Derby, Nottingham, and Matlock. Derby city centre is approximately five miles to the south, with convenient access to major road networks such as the A38 and A52, offering easy travel to Nottingham, Ashbourne, and the wider motorway network.

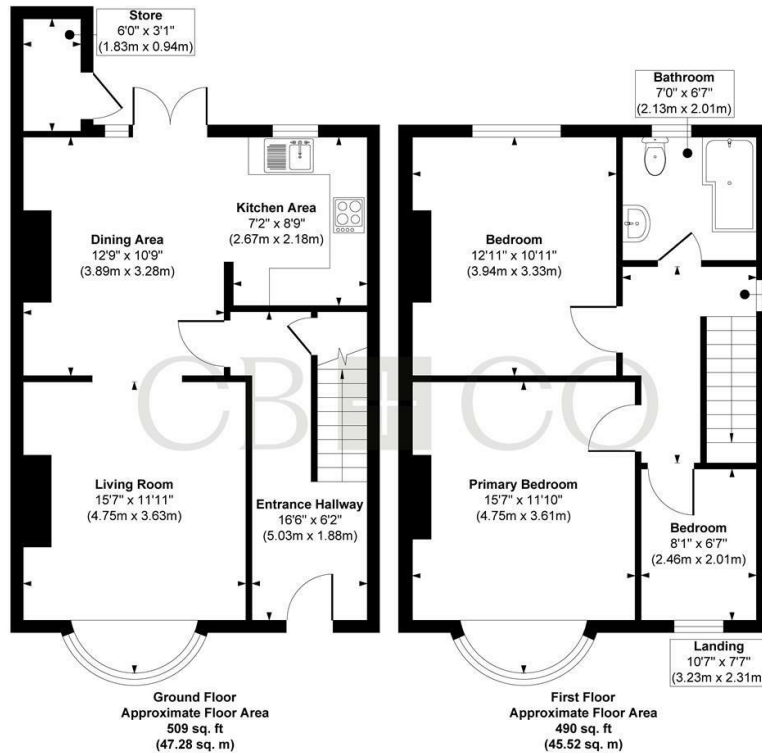
Recreational amenities within the village are superb, featuring Duffield Tennis and Squash Club, Chevin Golf Course, and well-established local cricket and football clubs – ideal for those seeking an active lifestyle in a vibrant village community.







Derby Road, Duffield, Derbyshire



Approx. Gross Internal Floor Area 999 sq. ft / 92.80 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



The Particulars

- Comprehensively Upgraded 1930's Semi-Detached Home
- Stunning Views over Open Fields & Towards Eaton Bank
- Ecclesbourne School & Duffield Meadows Primary School Catchment
- Beautifully Presented - Ideal Family Home
- Entrance Hallway & Understairs Utility & Living Room with Bay Window
- Superb Open Living Room with Dining Area & Contemporary Kitchen
- Three Bedrooms & Contemporary Bathroom
- Generous Plot - Extensive Lawned Rear Garden
- Good Sized Driveway, EV Charging Point & Detached Garage
- Close to Excellent Local Amenities in Duffield Village Centre

Size

Approx 981.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

C

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Let's *Talk*

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