

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

Peckwash View, 117 Derby Road Duffield, Belper, Derbyshire DE56 4FQ



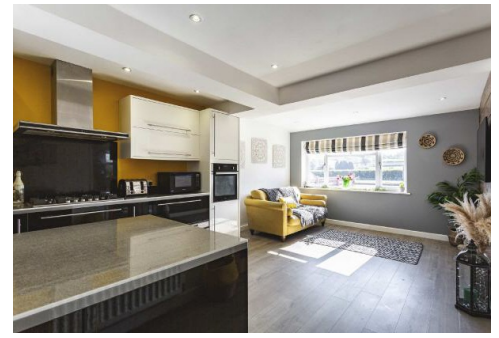
Tastefully extended and extremely spacious five double bedroom detached residence occupying a highly sought after location in the desirable village of Duffield

- The Ecclesbourne Secondary School catchment • Detached residence - ideal for a large family • Impressive views to both front and rear • Entrance hall with guest cloakroom • Lounge/dining room with dual aspect log burner • Fabulous open plan living kitchen with dual aspect log burner • Master bedroom with en-suite shower room • Two further double bedrooms and large family bathroom to first floor • To the second floor - two further double bedrooms • Good sized enclosed garden to rear • Driveway to front providing off-road parking
- **VIEWING ESSENTIAL** •

Offers in excess of £549,950



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GENERAL INFORMATION

This is a fabulous opportunity to acquire a very impressive remodelled family house in the highly desirable village of Duffield and the property's location affords impressive views to both the front and over open countryside. To the front of the property is a driveway providing off road parking and to the rear is a beautiful garden with an area laid to lawn, patio and decking.

The property would ideally suit a large family and comprises, porch, entrance hall, guest cloakroom, lounge/dining room with dual aspect windows, superb open plan living kitchen with lounge/seating area, large breakfast kitchen with an extensive island/breakfast bar. The first floor landing leads to the master bedroom with en-suite shower room, two further double bedrooms and large family bathroom with four piece suite. To the second floor are two further double bedrooms.

LOCATION

The property's location is in the sought after village of Duffield which has an excellent range of amenities including Ecclesbourne Secondary School catchment, two reputable primary schools, excellent range of shops including post office, a varied selection of restaurants/village inns, squash/tennis club, golf course and a regular bus service to both Derby and Belper.

ACCOMMODATION

ON THE GROUND FLOOR

Entrance door with double glazed inserts providing access to:

PORCH

With upvc double glazed window to side, panel door to cloaks cupboard housing the Vaillant combination boiler and further multi-paned door to:

ENTRANCE HALL

Useful open downstairs storage space, stylish staircase to first floor with glass and oak balustrade, radiator, upvc double glazed window to side and panel door to:

GUEST CLOAKROOM

Contemporary style suite comprising white low flush w.c., vanity unit wash hand basin, stylish floor-to-ceiling contemporary radiator, extractor fan.

LOUNGE/DINING ROOM 7.14m x 3.63m (23'5" x 11'11")

A beautiful light and airy dual aspect room with upvc double glazed window to front, matching french doors with side lights providing access and views over the garden, cast iron solid fuel stove with granite hearth, two radiators, recessed ceiling spotlighting.

FABULOUS L-SHAPED LIVING SPACE 6.3m x 3.86m plus 5.76m (20'8" x 12'8" plus 18'11")

Ideal area for modern family living comprising:

LOUNGE AREA

Radiator, feature wood effect wall, recessed ceiling spotlighting, upvc double glazed window to front with impressive field views in the distance.



BREAKFAST KITCHEN

With extensive granite and wood effect breakfast bar/ island with 1¼ sink unit with mixer tap, fitted base cupboards with gloss finish, inset five plate gas hob with extractor hood over, two separate fan assisted electric ovens with grills, integrated dishwasher and wine fridge, space suitable for washing machine, tumble dryer and large American style fridge freezer, two radiators, log burner (dual aspect into lounge), with granite hearth, recessed ceiling spotlighting, two upvc double glazed windows to rear and matching door to garden with distant views towards Eaton Bank.

ON THE FIRST FLOOR

LANDING

Continuation of glass and oak balustrade leading to second floor, radiator, upvc double glazed window to front again with impressive field views.

MASTER BEDROOM 3.66m x 3.53m into recess (12'0" x 11'7" into recess)

Fitted wardrobes, radiator, upvc double glazed window to rear again with impressive views, panel door to:

EN-SUITE SHOWER ROOM

White suite comprising, low flush w.c., half-pedestal wash hand basin, double cubicle with electric shower, recessed ceiling spotlighting, extractor fan, sealed unit double glazed Velux window to rear.

DOUBLE BEDROOM TWO 3.64m x 3.63m (11'11" x 11'11")

Radiator, built in storage cupboard, upvc double glazed window to side and rear again with impressive views.

DOUBLE BEDROOM THREE 3.37m x 3.34m (11'1" x 10'11")

Radiator, fitted wardrobe, upvc double glazed window to side and front with impressive views.

WELL-APPOINTED FAMILY BATHROOM 3.34m x 2.36m (10'11" x 7'9")

Mainly tiled with a stylish white suite comprising, low flush w.c., corner bath, vanity unit with wash hand basin, large wet room walk-in shower, with hand-held attachment and deluge head over, heated chrome towel rail, recessed ceiling spotlighting, extractor fan, upvc double glazed window to front.

ON THE SECOND FLOOR

DOUBLE BEDROOM FOUR 5.39m x 3.05m (17'8" x 10'0")

Radiator, storage space to eaves, upvc double glazed window to rear with impressive views towards Eaton Bank.

DOUBLE BEDROOM FIVE 5.11m x 2.42m (16'9" x 7'11")

Radiator, fitted wardrobe, storage recess, upvc double glazed window to rear again with impressive views towards Eaton Bank.

OUTSIDE & GARDEN

To the front of the property there is a driveway providing ample off road parking.



To the rear of the property there is a raised patio area, rockery, good sized lawn, two separate raised decked seating areas and the garden is bounded by a combination of timber fencing and mixed hedging.

COUNCIL TAX BAND

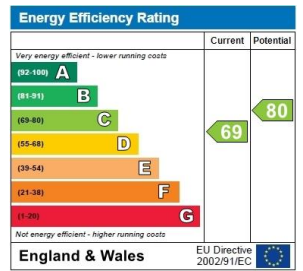
Amber Valley - D.

DIRECTIONAL NOTE

From Derby proceed out of town heading north along the A6 passing through Allestree. Upon entering Duffield the property will be located on the right hand side as denoted by our 'for sale' board.

VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office (BA/SE).



CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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