



---

12 Oak Close  
Duffield  
Belper  
Derbyshire  
DE56 4HF

---

£750,000

---

- Sought after location
- Ideal family home
- Double glazing and GCH
- Entrance Hall and Guest Cloakroom
- Living Room and Garden Room
- Open plan Dining Kitchen with Utility Room off
- Five Bedrooms and Bathroom with En-Suite to Master
- Extensive Driveway and Double Garage
- Private Rear Garden
- Viewing Recommended

SCARGILL  
MANN & CO

EST. 1995

#### GENERAL INFORMATION

The five bedroom detached residence occupies an impressive plot set back from the road behind a lawn foregarden, extensive driveway leading to the integral double garage with a private garden to the rear. The property would suit a family and the accommodation benefits from double glazing and gas central heating.

Internally the property comprises, entrance hall, guest cloakroom, living room, garden room to rear, open plan dining kitchen with large utility off to the ground floor. The first floor semi-galleried landing leads to master bedroom with en-suite shower room, four further bedrooms and a family bathroom.

#### LOCATION

The village of Duffield is highly sought after and well known for Ecclesbourne Secondary School, two highly regarded primary schools. There are an excellent range of amenities including squash/tennis club, golf course, varied selection of restaurants/bars, shops and a regular bus and train service.

#### ACCOMMODATION - ON THE GROUND FLOOR

##### ENTRANCE HALL

Radiator, stairs to the first floor with polished wooden balustrade, recessed ceiling spotlighting, decorative coving, panel door to:

##### GUEST CLOAKROOM

Stylish white suite comprising, low flush w.c, wash hand basin, tiled flooring, chrome towel rail/radiator, upvc double glazed window to side.

##### LOUNGE

6.08m x 3.34m (19'11" x 10'11")

Feature fireplace with raised granite hearth and living flame fitted gas fire, two radiators, decorative coving, upvc double glazed window to front and two matching doors leading into:





#### GARDEN ROOM

5.94m x 3.58m (19'5" x 11'8")

A beautiful addition to the home, feature high ceiling incorporating four sealed unit double glazed velux roof lights, recessed ceiling spotlights, two radiators, two upvc double glazed windows and matching french doors to garden, further matching door to:

#### DINING KITCHEN

7.6m x 2.87m (24'11" x 9'4")

#### SPACIOUS DINING AREA

Oak flooring, radiator, recessed ceiling spotlighting.

#### KITCHEN AREA

Extensive range of granite worktops, matching upstands, circular stainless steel sink unit with mixer tap, fitted base cupboard and drawers, complementary wall mounted cupboards, five plate Belling gas range, splash-back area, extractor hood over, integrated dishwasher, radiator, feature tiled flooring, panel door to:

#### UTILITY ROOM

3.07m x 2.52m (10'0" x 8'3")

Granite worktop with matching up-stand, spaces suitable for washing machine and tumble dryer, useful range of fitted larder cupboards and spaces adjacent suitable for American style fridge freezer, radiator, tiled flooring, wall mounted Worcester gas fired boiler, upvc double glazed window and door to side.

#### ON THE FIRST FLOOR - SEMI-GALLERIED LANDING

Polished wooden balustrade, radiator, decorative coving, recessed ceiling spotlighting, upvc double glazed window to front, panel door to:



#### MASTER BEDROOM SUITE

4.61m x 3.39m plus 2.68m x 1.28m (15'1" x 11'1" plus 8'9" x 4'2")

Fitted wardrobes with sliding mirrored doors, recessed spotlighting, open access to:

#### MASTER BEDROOM

Feature vaulted ceiling incorporating recessed spotlighting, radiator, two upvc double glazed windows to front, panel door to:

#### EN-SUITE SHOWER ROOM

2.5m x 1.22m (8'2" x 4'0")

Partly tiled with a suite comprising, low flush w.c., half pedestal wash hand basin, double cubicle with integrated shower and further hand-held attachment, chrome towel rail/radiator, recessed ceiling spotlighting, extractor fan, upvc double glazed window to side.

#### BEDROOM TWO

3.79m x 2.91m (12'5" x 9'6")

Radiator, fitted wardrobe, upvc double glazed window to rear.

#### BEDROOM THREE

3.37m x 3.12m (11'0" x 10'2")

Radiator, upvc double glazed window to front.

#### BEDROOM FOUR

3.35m x 2.9m (10'11" x 9'6")

Radiator, upvc double glazed window to rear.

#### BEDROOM FIVE

3.17m x 2.55m (10'4" x 8'4")

Radiator, upvc double glazed window to side.



#### BATHROOM

3.1m x 2.91m (10'2" x 9'6")

White suite comprising, low flush w.c., pedestal wash hand basin, roll edge bath with shower attachment, separate large shower cubicle, chrome towel rail/radiator, airing cupboard, two upvc double glazed windows to rear.

#### OUTSIDE & GARDENS

The property is set within a very pleasant quiet residential cul-de-sac in the highly desirable village of Duffield. It is set back behind a lawn foregarden with generous driveway and access to the:

#### INTEGRAL DOUBLE GARAGE

4.95m x 4.92m (16'2" x 16'1")

Power, lighting, side integral door, electric up and over door to front.

To the rear of the property is a good sized garden mainly laid to lawn with mature hedging and shrubs. The garden enjoys a good degree of privacy, ideal for this family home.

#### TIMBER SUMMERHOUSE

Please note this requires work.

#### COUNCIL TAX BAND

Amber Valley -

#### DIRECTIONAL NOTE

From Derby proceed north heading out of town along the A6 Duffield Road, passing through Allestree upon entering Duffield, turn left onto St Ronan's Avenue and left into Oak Close where the property will be located on the right hand side.

#### VIEWING

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

**ASHBOURNE**

8 Market Place  
Ashbourne  
Derbyshire  
DE6 1ES

T: 01335 345460

E: ashbourne@scargillmann.co.uk

**BURTON UPON TRENT**

Unit 17 Eastgate Business Centre  
Eastern Avenue  
Burton upon Trent  
DE13 0AT

T: 01283 548194

E: burton@scargillmann.co.uk

**DERBY**

4 St James's Street  
Derby  
DE1 1RL

T: 01332 207720

E: enquiries@scargillmann.co.uk

**MATLOCK**

3 Parkside  
Olde English Road, Off Dale Road  
Matlock  
DE4 3SX

T: 01629 584591

E: matlock@scargillmann.co.uk

**DERBY LETTINGS**

4 St James's Street  
Derby  
DE1 1RL

T: 01332 206620

E: lettings@scargillmann.co.uk