



1 Castle Hill
Duffield
Belper
Derbyshire
DE56 4EA

Offers Over
£850,000

- Rare to the Market - Six double bedroom semi-detached period residence
- Ecclesbourne School Catchment
- Extremely spacious and well proportioned living accommodation
- Generous Corner Plot - Gardens, Driveway and Double Garage
- Impressive views towards Duffield Bank
- Superb range of amenities within the village
- Porch, Hall and Guest Cloakroom
- Sitting Room, Dining Room, Breakfast Kitchen and Utility
- Master with En-suite and two further Bathrooms
- VIEWING ESSENTIAL

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

This is a rare and exciting opportunity to acquire a large three storey, six double bedroom semi-detached residence in a particular sought after area of the village of Duffield. In keeping with the property of this era, constructed in 1895, this late Victorian dwelling has much original charm and character throughout.

The property comprises, on the ground floor, vestibule/porch, impressive entrance hall, guest cloakroom, sitting room, formal dining room, high spec bespoke fitted kitchen by Pre-Eminence of Matlock and rear porch/utility off. The first floor semi-galleried landing incorporates a study area and leads to the master bedroom with en-suite shower room, two further bedrooms and a well appointed family bathroom. The second floor landing leads to three further bedrooms, box room/study and a further four piece family bathroom.

The property is located on a sizeable corner plot, well-screened from the road in an elevated position which affords the impressive views from the front elevation towards Duffield Bank. The property features lawn areas, well established hedging giving it a good degree of privacy, patio/seating areas, summerhouse, double width driveway and detached double garage.

LOCATION

Duffield continues to be one of Derbyshire's most desirable villages, noted for its Ecclesbourne Secondary School, two very popular primary schools, varied section of amenities within the village including restaurant, bars, squash/tennis, small supermarket, post office, regular bus service to Derby and Belper, Railway Station and golf course. There are also pleasant walks in the surrounding open countryside.

ACCOMMODATION - ON THE GROUND FLOOR

Twin panel entrance door with stained glass fanlight over leading into:

PORCH

Minton tiled flooring, coved cornice, sash windows to side elevation, panel and glazed door with matching side lights to:

IMPRESSIVE ENTRANCE HALL

7.8m x 2.4m (25'7" x 7'10")

Herringbone patterned oak flooring, impressive panel staircase to first floor with two useful under stairs storage cupboards, two radiators, coved cornice, door to:

GUEST CLOAKROOM

White suite comprising, low flush w.c., vanity unit wash hand basin, cupboard under, period style radiator, sash window to side.

SITTING ROOM

5.33m x 4.31m (17'5" x 14'1")

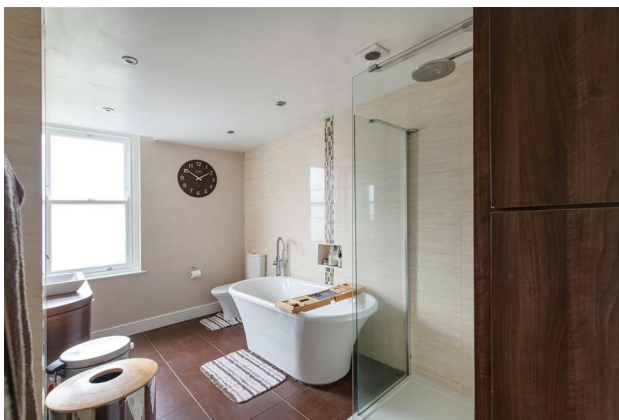
Beautiful feature fireplace with decorative wooden surround, raised hearth, cast iron interior with open fire-grate and decorative tiled slips, two radiators, coved cornice and picture rail, bespoke fitted dresser to chimney breast recess with cupboard and shelving, sash windows to front elevation offering most impressive distant views.

FORMAL DINING ROOM

4.22m x 4.09m (13'10" x 13'5")

Radiator, coved cornice and picture rail, sash window to front elevation again offering most impressive open views.





FABULOUS BESPOKE FITTED KITCHEN

4.25m x 3.76m (13'11" x 12'4")

Fitted by Pre-eminence of Matlock. Having a range of granite preparation surfaces with matching up-stands, inset 1/14 Franke stainless steel sink unit with mixer tap, fitted base units with oak finish cupboard and drawer fronts, complementary range of wall mounted cupboards, integrated dishwasher, pantry units, tiled flooring, radiator, recessed ceiling spotlighting, sash windows to rear.

REAR PORCH/UTILITY

2.53m x 2.41m (8'3" x 7'10")

Wooden worktop, integrated ceramic sink, mixer tap over, fitted base cupboards, complementary wall mounted cupboards, space suitable for fridge freezer, washing machine and tumble dryer, built in shoe storage, quarry tiled flooring, wall mounted Worcester boiler, sash window and panel door to rear elevation.

ON THE FIRST FLOOR - SEMI-GALLERIED LANDING

Staircase to second floor, built in storage, useful study area, sash windows to side elevation and door to:

MASTER BEDROOM

5.31m x 3.63m max inc en-suite (17'5" x 11'10" max inc en-suite)

Radiator, coved cornice, bespoke fitted wardrobe and drawers, sash windows to front elevation with impressive views, panel door to:

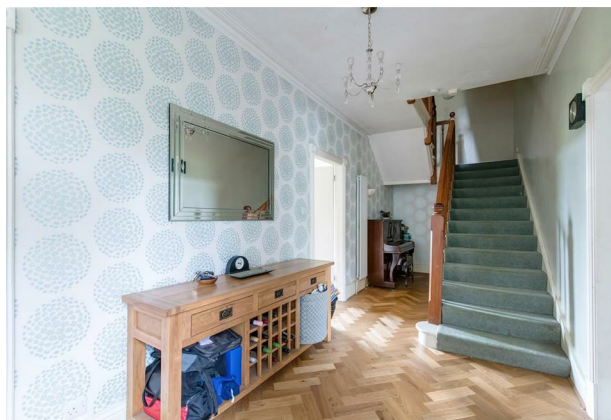
EN-SUITE SHOWER ROOM

White suite comprising, low flush w.c., pedestal wash hand basin, shower cubicle, chrome towel rail/radiator, extractor fan.

DOUBLE BEDROOM TWO

4.26m x 4.12m (13'11" x 13'6")

Radiator, useful fitted storage cupboard, coved cornice, sash windows to front elevation again with views.



DOUBLE BEDROOM THREE

4.29m x 4.16m (14'0" x 13'7")

Radiator, coved cornice, sash window to rear elevation.

WELL-APPOINTED BATHROOM

4.26m x 2.29m (13'11" x 7'6")

Mainly tiled with a white suite comprising, low flush w.c., shower cubicle with further hand-held attachment, roll edge free-standing bath with mixer tap and shower attachment, vanity unit wash hand basin, chrome towel rail/radiator, recessed ceiling spotlighting, extractor fan, sash window to rear.

ON THE SECOND FLOOR - SPLIT-LEVEL LANDING

Very useful storage, double glazed velux window, feature balustrade and door to:

DOUBLE BEDROOM FOUR

5.32m x 3.93m (17'5" x 12'10")

Two radiators, sash windows to front elevation with impressive views.

DOUBLE BEDROOM FIVE

4.12m x 3.19m (13'6" x 10'5")

Radiator, sash windows to front elevation again with impressive views.

DOUBLE BEDROOM SIX

4.14m x 2.97m (13'6" x 9'8")

Radiator, sash windows to rear elevation.

LOFT/BOX ROOM

4m x 1.73m restricted headroom (13'1" x 5'8" restricted headroom)

Currently used as a study or gym. Sash windows to rear.

BATHROOM

2.96m x 2.43m (9'8" x 7'11")

White suite comprising, low flush w.c., pedestal wash hand basin, panel bath, separate cubicle with Mira electric shower, radiator, extractor fan, sash window to rear.



OUTSIDE & GARDENS

The property occupies a fabulous prominent position towards the bottom of Castle Hill on a large and deceptively spacious corner plot, set well up from the A6 and features a two-tiered established garden with lower level lawn section, stone retaining wall, upper lawn area and stone terrace, useful wisteria over stop and distant views over Duffield Bank offering a good degree of privacy courtesy of the well established hedging.

To the rear is a further landscaped garden with feature stone pathways/walls, lawn sections, two sun terraces/patios, ornamental and security lighting, outside hot and cold water taps and two electric power supply points. wrought-iron hang gate to the side and rear gate leads to the double width cobbled driveway which provides off road parking for two vehicles which in turn leads to the:

DETACHED DOUBLE GARAGE

6.10m x 5.56m (20'0" x 18'2")

Electric roller door, power and outside tap.

USEFUL BRICK STORAGE

(Previously gardener's w.c.).

SUMMERHOUSE

Included in the sale. Having ceiling light, fan and power supply.

COUNCIL TAX BAND

Amber Valley - G.

DIRECTIONAL NOTE

From Derby proceed north along the A6 on Duffield Road passing through Allestree, centre of Duffield and on the outskirts of the village eventually turn left into Castle Hill the property will be located on the left hand side as denoted by our 'for sale' board.

VIEWING

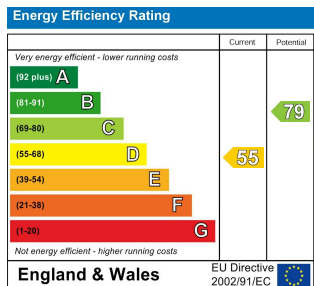
Strictly by appointment through Scargill Mann & Co - Derby office (BA/SE).



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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