41 Hazelwood Road
Duffield
Belper
Derby
DE56 4DP

Offers Over
£1,500,000

- Sure to appeal to those with Equestrian interest
- 3 Acre Plot - Development potential - subject to planning
- Spacious and well-proportioned family home
- Five bedrooms, three bathrooms/shower room
- Extensive driveway and car standing
- Two Paddocks, Outbuildings, Stabling and Ménage
- South Westerly facing garden with stunning views
- Excellent Schooling including Ecclesbourne School Catchment
- Highly sought after Village location
- VIEWING ESSENTIAL

SCARGILL MANN & Co
EST. 1995

GENERAL INFORMATION

This is a truly rare opportunity on the market due to its location on Hazelwood Road and having the attached land in such close proximity to the village centre. The property is set back from the road behind a horseshoe driveway providing ample off road parking to the front and down the side of the property and is set within just over 3 acre plot in its entirety. To the rear is a fabulous raised decked terrace with stunning views down the garden and over open countryside beyond. From the garden is an upper/smaller paddock with two large timber outbuildings and stable blocks, the larger lower paddock features a manège. (Please note: we have been advised by the vendor that there may be additional nearby land available by separate negotiation).

The accommodation is well-presented throughout providing entrance hall, dining room, family room/study, impressive large lounge with access to the decked terrace, breakfast kitchen, large utility room and guest cloakroom on the ground floor. The first floor semi-galleried landing leads to the master bedroom with en-suite shower room and access on to a delightful balcony, the second bedroom also has access on to the balcony, three further bedrooms, bathroom and a separate shower room.

LOCATION

Duffield is a highly sought after village, known for its excellent schooling with two reputable primary schools including William Gilbert and The Meadows as well as secondary schools, the Ecclesbourne catchment which is highly sought after. The village offers a truly varied range of shops, facilities, restaurants, bars, post office, small supermarket, library, church to name a few. Leisure activities include the squash and tennis clubs, Chevin Golf course and pleasant walks in the surrounding open countryside. The property is within easy access to both Derby, Belper, the A6 and the railway station.

ACCOMMODATION - ON THE GROUND FLOOR

Decorative panel stained leaded entrance door providing access to:

ENTRANCE HALL

Oak wood flooring, radiator, decorative coving, staircase to first floor with polished wooden balustrade, upvc double glazed window to front, panel glazed door to:

DINING ROOM

5.15m x 3.34m (16'10" x 10'11")

Radiator, oak wood flooring, decorative coving, upvc double glazed window to front.

FAMILY ROOM

5.38m x 2.55m (17'7" x 8'4")

Radiator, built in storage, upvc double glazed window to side and matching box bay window to front.

IMPRESSIVE LARGE LOUNGE

6.06m x 5.11m (19'10" x 16'9")

Feature cast iron solid fuel stove with raised brick hearth, two radiators, oak wood flooring, upvc double glazed single french door to side and matching double glazed french doors to impressive large raised decking area offering fabulous views over the garden and open countryside beyond.

BREAKFAST KITCHEN

5.23m x 2.73m plus 2.26m x 2.16m (17'1" x 8'11" plus 7'4" x 7'1")

Fitted with a range of solid wood preparation surfaces and breakfast bar area, tiled surround, inset double sink unit with double Blanco sink unit with mixer tap, fitted base cupboard and drawers, complementary range of wall mounted cupboards including display shelving and wine storage with under-lighting, appliances spaces including large gas range cooker, dishwasher, wine fridge, radiator, bespoke cupboards with American style fridge freezer, upvc double glazed window and door overlooking the beautiful garden to rear, panel and glazed door to:

LARGE UTILITY ROOM

3.06m x 2.79m (10'0" x 9'1")

Having granite effect worktops with useful storage cupboards, sink unit, space suitable for washing machine, tumble dryer, wall mounted Worcester gas fired boiler, two upvc double glazed windows to side, panel door:

GUEST CLOAKROOM

Comprising, low flush w.c., vanity unit wash hand basin, tiled surrounds, radiator, decorative coving, feature circular upvc double glazed window to rear.

ON THE FIRST FLOOR - SEMI-GALLERIED LANDING

Radiator, access to loft space, airing cupboard, upvc double glazed window to front, panel door to:

MASTER BEDROOM

6.05m x 3.7m (19'10" x 12'1")

Built in fitted wardrobes, radiator, bi-fold panel door leading into the en-suite, upvc double glazed window and matching french door providing access to:

BALCONY

A perfect spot to enjoy the evening sunset and offers most impressive views over the garden and open countryside beyond.

EN-SUITE SHOWER ROOM

2.47m x 1.53m (8'1" x 5'0")

Tiled with a white suite comprising, low flush w.c, vanity unit wash hand basin, large walk-in shower area with further hand-held attachment, chrome towel rail/radiator, recessed ceiling spotlighting, extractor fan.

BEDROOM TWO

4.26m x 2.81m (13'11" x 9'2")

Radiator, upvc double glazed french door again leading onto the balcony with equally impressive views.

BEDROOM THREE

3.35m x 3.25m (10'11" x 10'7")

Radiator, upvc double glazed window to front.

BEDROOM FOUR

3.29m x 2.67m (10'9" x 8'9")

Radiator, upvc double glazed window to front.

BEDROOM FIVE

3.52m x 2.52m (11'6" x 8'3")

Radiator, upvc double glazed window to side.

MAIN BATHROOM

2.66m x 2.24m (8'8" x 7'4")

Fully tiled with a white suite comprising, low flush w.c., vanity unit wash hand basin, panel bath with Triton shower over, radiator, extractor fan, upvc double glazed windows to front and side.

SHOWER ROOM

2.43m x 0.84m (7'11" x 2'9")

Fully tiled with a suite comprising, low flush w.c., wash hand basin, shower cubicle, chrome towel rail/radiator, upvc double glazed window to rear.

OUTSIDE & GARDENS

Without a doubt a true feature of the sale is a magnificent plot on which the property stands which in its entirety measures over 3 acres. The property is set back from Hazelwood Road behind a horseshoe driveway, neat conifer hedging, wood-edged borders containing a selection of plants and shrubs, access via two wooden five-bar gates and leads to an extensive block paved driveway providing ample car standing which runs down the side of the property through a further five-bar gate.

To the rear of the property accessed off the lounge and kitchen, is a fabulous raised decked terrace, matching timber balustrade. This is a fabulous spot for outdoor dining and entertaining which affords beautiful views over the garden and open countryside beyond. Outside security and ornamental lighting as well as a useful awning for this south westerly facing plot. Steps drop-down from the decking to a gently sloping lawn with further well-stocked wood edge borders and mature trees. Through a further gate is the upper paddock, which leads to two:

TWO LARGE STORAGE SHEDS

STABLE BLOCK WITH TACKROOM

Separating the upper and lower paddock, is a public footpath and access over this via secure gates leads to the lower larger paddock with animal shelter and manège. We have been advised by the vendor that there may be an opportunity to rent further land nearby. This property and attached land is sure to appeal to those with equestrian interests and is a true rarity on the market.

COUNCIL TAX BAND

Amber Valley - G.

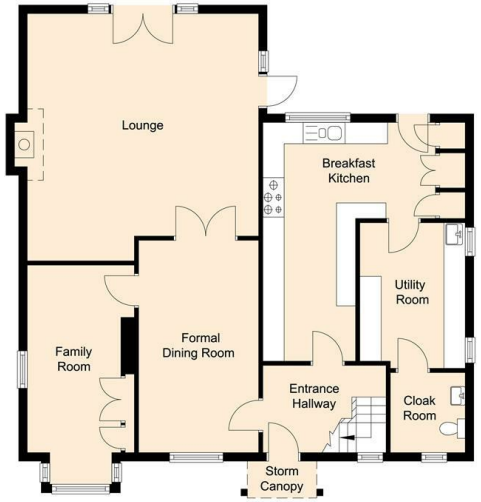
DIRECTIONAL NOTE

From Derby proceed via the main A6 road travelling through Allestree. When approaching the centre of Duffield bear left into king street which becomes Hazelwood Road and the property is situated on the left hand side.

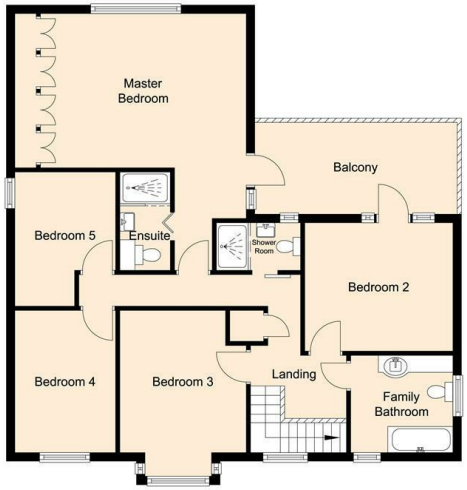
VIEWING

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

Ground Floor



First Floor



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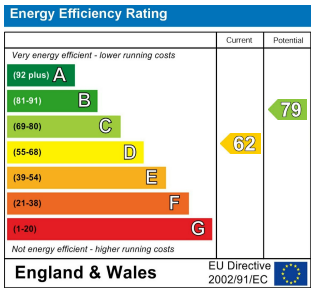
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.
Assessments First



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