

Duffield Road, Derby. DE22 1JE

£550,000 Freehold

FOR SALE



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PROPERTIES**  
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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present for sale this beautifully presented executive detached self-build property, positioned on a sizeable plot. The property offers a wealth of spacious living accommodation and benefits from a superb rear two-storey extension. The accommodation briefly comprises: spacious reception hall, guest cloakroom, kitchen/breakfast room, utility room, study, formal dining room and a spacious light and airy L-shaped living room.

To the first floor, a landing provides access to three bedrooms and a family bathroom. Externally, the property is conveniently set back from the main road within a secluded plot, with a private driveway providing parking for numerous vehicles and turning space.

A large detached brick-built garage with light and power also provides additional screening from the road. The exceptional landscaped rear garden offers a high degree of privacy on all sides and features a large entertaining patio and lawn with mature planted boundaries, making it an ideal space for families.

The location is highly regarded locally for its convenience to the city centre, Allestree amenities and local schools. We believe the property will attract a high level of interest and an early internal inspection is strongly recommended.

## FEATURES

- Executive Detached Family Home
- 3 Double Bedrooms
- Large Rear Extension
- Driveway & Detached Double Garage
- Highly Regarded Village Location
- Large L-Shaped Lounge
- Utility & Study
- Stunning Landscaped Rear Garden
- Viewing Essential



# ROOM DESCRIPTIONS

## Ground Floor

### Reception Hall

Entered via a hardwood door with two adjoining obscured side panels from the front elevation, leading into a light and spacious hallway benefiting from a front extension. Featuring tiled flooring, wall-mounted radiator, decorative coving to the ceiling and staircase to the first-floor landing with useful understairs storage cupboard.

### Guest Cloakroom

Fitted with a low-level WC and pedestal wash hand basin. Obscured double-glazed window, tiled flooring and bespoke storage cupboard housing the gas combination boiler.

### Kitchen/Breakfast Room

Comprising a range of matching wall and base units with granite work surfaces incorporating a one-and-a-half bowl sink with mixer tap and complementary splashback tiling. Large gas range cooker with extractor canopy over, space and plumbing for an American-style fridge freezer, wall-mounted shelving, coving and spotlights to the ceiling. Window to the front elevation and wall-mounted period-style radiator.

The breakfast area continues the tiled flooring and features a bespoke corner-mounted dresser with storage cupboards, fitted seating area, door and window to the side elevation, decorative coving and ceiling spotlights.

### Utility Room

With continuation of the tiled flooring from the kitchen. Useful floor-to-ceiling larder cupboard, granite work surface with under-counter space for washing machine, dishwasher and tumble dryer. Window to the front elevation, extractor fan, wall-mounted radiator and additional storage cupboard.

### Study

With window to the rear elevation, wooden flooring, wall-mounted radiator and fitted shelving.

### Dining Room

Located between the living room and kitchen, this formal dining room benefits from double-glazed French doors to the side elevation providing excellent natural light. Decorative coving to the ceiling, wall-mounted period-style radiator and useful storage alcove.

### L-Shaped Living Room (Extension)

This superb L-shaped living space has been significantly enhanced by the rear extension and provides a wonderful family living and entertaining area. The room is flooded with natural light from windows to the side elevation, French doors and additional door with floor-to-ceiling windows to the rear elevation. Wall-mounted decorative lighting and radiators with decorative covers.

## First Floor

### Landing

Accessed from the main entrance hallway with stained glass feature window to the side elevation, decorative coving to the ceiling and loft access point.

## Bedroom 1

A beautifully appointed room benefiting from a large double-glazed window to the rear elevation overlooking the stunning rear garden. Decorative coving, TV point and a range of fitted wardrobes providing useful storage and hanging space.

## Bedroom 2

With large double-glazed window to the rear elevation enjoying views over the rear garden. Space for bedroom furniture, wall-mounted radiator and decorative coving.

## Bedroom 3

With double-glazed window to the front elevation, wall-mounted radiator and fitted bedroom furniture providing useful storage and hanging space.

## Bathroom

Comprising a four-piece suite including WC, wall-mounted vanity unit with inset sink, tiled bath with centrally mounted taps and separate shower enclosure with mains-fed shower and attachment. Tiled flooring, obscured double-glazed window, ceiling spotlights, extractor fan and useful floor-to-ceiling linen storage cupboards.

## External

### Outside

The property is approached via a tarmac driveway with block-paved edging from the main entrance gate. The front garden is designed for low maintenance with gravelled borders, inset planting and a privacy hedgerow boundary to neighbouring properties, along with ample turning space.

A detached brick-built garage with pitched roof, light and power and up-and-over door is located to the front.

The beautiful rear garden features a full-width sandstone patio, ideal for outdoor entertaining, with steps leading to a beautifully manicured raised lawn with well-stocked flowerbeds and borders. Mature hedgerow boundaries enclose the garden on all sides, offering excellent privacy.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



# FLOORPLAN & EPC

