



DP DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —



The Croft, Duffield, Derbyshire DE56 4HU
£895,000 - Freehold



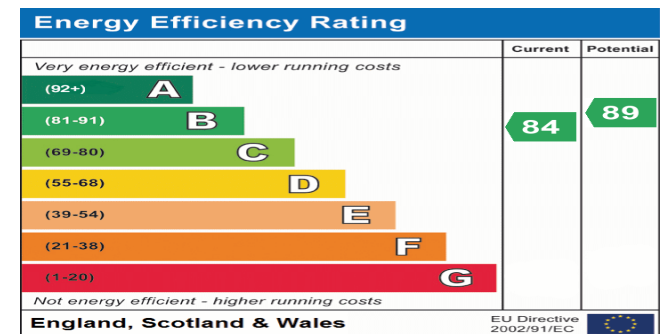
PROPERTY DESCRIPTION

Derbyshire Properties are delighted to introduce for sale this beautifully presented executive detached five bedroom detached family home located within easy reach of Duffield Village Centre. The property was built circa seven years ago and offers modern open plan living throughout with spacious rooms for all the family. The property is over 3 floors and briefly comprises of:- reception hall, study, guest cloakroom/WC, living room, dining room, superb open-plan living kitchen and utility room. To the first floor a beautiful light and airy gallery landing provides access to 4 bedrooms, one en-suite bathroom and family bathroom. To the second floor is another spacious gallery landing that provides access to a large master bedroom suite and stunning en-suite wet room shower. The property is positioned on a corner plot with double detached garage and parking for numerous vehicles.

The property location allows for easy access to Duffield Village Centre with superb local amenities, road/train transport links.

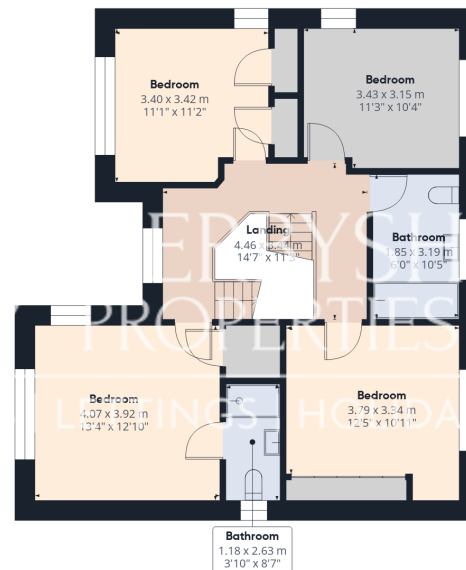
POINTS OF INTEREST

- Executive Detached Family Home
- 5 Bedrooms & 3 Storeys
- Landscaped Gardens
- Double Detached Garage & 4 Car Driveway
- 3 Bathrooms Plus Guest Cloakroom/WC
- Stunning Master Suite & Wet Room Shower
- Highly Regarded Area
- Ecclesbourne School Catchment
- Viewing Essential
- Council Tax Band G

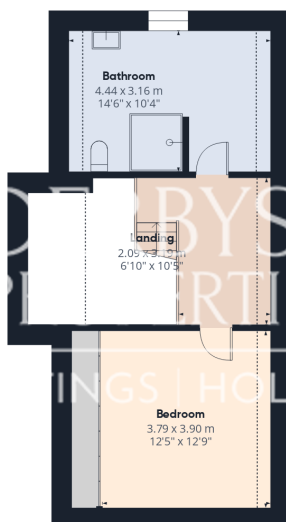




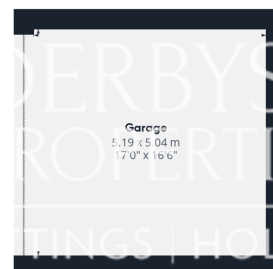
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

223.6 m²

2408 ft²

Reduced headroom

4.3 m²

46 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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