# Park Road, Duffield, Derbyshire. DE56 4GR £550,000 Freehold FOR SALE



# PROPERTY DESCRIPTION

Derbyshire Properties are thrilled to offer this beautifully presented four-bedroom detached family home, perfectly positioned in a highly sought-after area within easy walking distance of the renowned Ecclesbourne School. Recently modernised throughout, the property combines stylish open-plan living with a high-quality kitchen and bathroom, making it ideal for contemporary family life.

Perfectly designed for sophisticated family living, this exceptional home combines style, comfort, and convenience in a desirable setting. With demand expected to be high, an early private viewing is strongly recommended to avoid disappointment.

# **FEATURES**

- Detached Family Home In A Sought After Location
- Ecclesbourne School Catchment
- Beautiful Modern Kitchen/Diner
- Stunning Shower Room
- Ample Parking & Attached Garage
- Landscaped Gardens
- Cloakroom/WC
- Ideal Family Purchase
- Close To Duffield Village



# ROOM DESCRIPTIONS

#### Location

Located in the desirable village of Duffield, Park Road offers an exceptional setting for family life. Surrounded by beautiful open countryside and offering a strong sense of community, the area is well-served by highly regarded schools, local shops, cafes, and recreational facilities. With excellent transport links and a peaceful village atmosphere, it's the perfect place to enjoy a balanced and fulfilling lifestyle

#### **Ground Floor**

## Entrance Hallway

Entered via a composite door with adjoining obscured glass side panels from the front elevation into a light and airy entrance hall. The space features a wood floor covering, wall mounted radiator and a carpeted staircase rising to the first-floor landing. Internal doors provide access to the living room and kitchen, while a useful under-stairs storage cupboard completes the area.

#### Living Room

With a double glazed window to the front elevation, a wall-mounted radiator, and a convenient TV point, this room combines comfort and practicality. The striking focal point is a modern wall-mounted gas log flame fire, beautifully set within a decorative wooden surround, complemented by a polished marble backdrop and a raised hearth. Bespoke oak sliding doors add a touch of elegance and provide access to:

#### Superb Kitchen Diner

Kitchen Area – This recently remodelled kitchen features a brand new graphite grey shaker style design with matching wall and base units, complemented by a modern flatedged worksurface incorporating a 1½ bowl sink and drainer unit. The kitchen boasts a range of high-specification Neff appliances including an integrated double oven and microwave, a sleek induction hob with a centrally mounted extractor vent, and an integrated dishwasher. The flooring is a durable ceramic tile, with Karndean tiled flooring continuing into the adjacent dining room. Additional conveniences include space and plumbing for an American-style fridge/freezer, ceiling spotlights, a wall-mounted radiator, and a double glazed window to the rear elevation that floods the space with natural light.

## Kitchen Diner

Dining Area – Flowing seamlessly from the kitchen and featuring the same Karndean tiled flooring, the dining area is bright and inviting, perfect for entertaining. It includes a wall-mounted radiator, a TV point, and a breakfast bar seating area. Double glazed French doors with adjoining windows open to the rear garden, creating an airy connection between indoor and outdoor living spaces.

# Side Entrance Hallway

With composite door to the side elevation, wall mounted radiator and tiled floor covering. A useful storage cupboard with window to the side elevation and access to a downstairs cloakroom/WC.

## Cloakroom/WC

Comprising a low-level WC, wall mounted wash hand basin, tiled floor covering, wall mounted radiator, and a double glazed obscured window to the rear elevation.

## First Floor

## Landing

Accessed via the main entrance hallway with a double glazed window to the side elevation, useful floor-to-ceiling linen storage cupboard, and ceiling mounted loft access point.

#### Redroom One

With double glazed window to the front elevation, wall mounted radiator, and ample space for bedroom furniture.

#### Bedroom Two

Double glazed window to the rear elevation, wall mount of radiator and door recess.

#### Bedroom Three

With dual aspect windows to front and rear elevations, wall mounted radiator and space for wardrobes.

#### Bedroom Four

With double glazed window to the front elevation and wall mounted radiator.

#### Stunning Shower Room

This lovely, newly fitted shower suite offers a calm, boutique hotel feel. It features an enclosed WC and a stylish vanity unit with an inset sink, creating a practical yet elegant space. The spacious wet room-style shower enclosure includes a mains-fed rainfall shower and a handy attachment, perfect for relaxing showers. Additional thoughtful touches include a double glazed obscured window for privacy, a gently illuminated and heated bathroom mirror cabinet, tiled flooring, and a warm, wall-mounted heated towel rail

#### External

#### Garage

A generous garage space equipped with power and lighting, ideal for storage or workshop use. Access is provided via a high-quality Hormann electric garage door, offering both convenience and security.

# Outside

To the front, the property enjoys a tarmac driveway providing ample off-road parking for multiple vehicles, leading to the integral garage. The frontage is attractively enclosed by a wall boundary to the street, with timber fencing to the sides and well-maintained, shaped flowerbeds adding a touch of charm and colour.

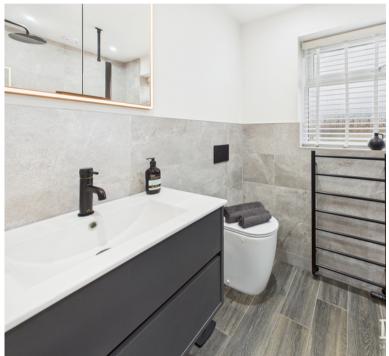
The rear garden offers a delightful outdoor space, mainly laid to lawn and enhanced by a generous pawed patio—perfect for outdoor dining or entertaining. A pawed pathway leads to the side elevation, while well-stocked flowerbeds and borders bring seasonal interest. The garden is fully enclosed with timber fencing and benefits from an outside tap and external lighting for added convenience.

## Additional Information

The property has a Baxi Combination boiler installed.













# FLOORPLAN & EPC





