

Park Road, Duffield, Derbyshire. DE56 4GR

£525,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

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

4.05m x 3.3m (13' 3" x 10' 10") 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

7.26m x 3.30m (23' 10" x 10' 10")
Kitchen Area – This recently remodelled kitchen features a brand new graphite grey shaker style design with matching wall and base units, complemented by Quartz worksurface and splashbacks, 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.

Bedroom One

4.07m x 3.31m (13' 4" x 10' 10") With double glazed window to the front elevation, wall mounted radiator, and ample space for bedroom furniture.

Bedroom Two

3.32m x 3.21m (10' 11" x 10' 6") Double glazed window to the rear elevation, wall mount of radiator and door recess.

Bedroom Three

3.19m x 3.13m (10' 6" x 10' 3") With dual aspect windows to front and rear elevations, wall mounted radiator and space for wardrobes.

Bedroom Four

2.13m x 1.92m (7' 0" x 6' 4") With double glazed window to the front elevation and wall mounted radiator.

Stunning Shower Room

2.17m x 2.06m (7' 1" x 6' 9") 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

5.32m x 2.52m (17' 5" x 8' 3") 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, this is covered by CCTV. 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 paved patio—perfect for outdoor dining or entertaining. A paved 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.

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.



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