

King Street, Duffield, Derbyshire. DE56 4EU

£625,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

PROPERTY DESCRIPTION

GUIDE PRICE £625,000 – £650,000

A Rare Opportunity in the Heart of Duffield.

Offering an impressive 2,353 sq. ft. of beautifully reimagined living space, this outstanding residence blends period charm with modern elegance to create the perfect family home. Situated in the highly sought-after village of Duffield, it is ideally suited to families looking for space, character, and style in equal measure. Thoughtfully redesigned to an exceptional standard throughout, the property opens with a welcoming entrance hall leading into three elegant reception rooms. The lounge offers a warm and inviting space to relax, while the formal dining room is perfect for entertaining. A standout feature is the light-filled garden room, which provides tranquil views of the landscaped private garden and seamlessly connects indoor and outdoor living.

The first floor hosts five generously sized double bedrooms, offering flexibility and comfort for family members or guests. These are served by three well-appointed bathrooms, ensuring both convenience and privacy.

Outside, the landscaped rear garden is a peaceful haven, ideal for family gatherings, quiet reflection, or green-fingered pursuits. Whether entertaining or unwinding, this outdoor space truly enhances the lifestyle on offer.

Located within the catchment area for noted local schools and with excellent access to local amenities, this home perfectly balances village charm with modern practicality.

An exceptional home that rarely comes to market — early viewing is highly recommended.

FEATURES

- ***GUIDE PRICE £625,000-£650,000***
- Spacious Accommodation - Beautifully Presented - Character Features
- Five Double Bedrooms & Three Bathrooms
- Magnificent Family Home - No Chain Involved
- Ecclesbourne School Catchment Area
- Quality Fitted Kitchen/Dining Room
- Lounge, Dining Room & Garden Room
- Utility, Cloakroom, Rear Hallway/Bike Store
- A Short Walk to Duffield Village Amenities
- Beautiful Sunny Landscaped Private Gardens
- Offers an Impressive 2,353 Sq. Ft of Living Space



ROOM DESCRIPTIONS

Full Description

Tenure: Freehold

Ecclesbourne School Catchment Area – An exceptional home offering 2,353 sq. ft. of stylish and versatile living space, thoughtfully redesigned to combine elegant period features with modern comforts. This spacious family property enjoys a prime Duffield location, just a short walk from the village centre and its excellent amenities.

Upon entering, a welcoming hallway leads to three beautifully appointed reception rooms. The lounge provides a warm and relaxing setting, while the dining room, complete with a character fireplace and log-burning stove, is perfect for hosting. The garden room, filled with natural light, connects seamlessly to the landscaped garden – ideal for year-round enjoyment.

The heart of the home is the impressive living kitchen/dining room, superbly equipped with quality Corian worktops, premium appliances, and a breakfast bar, opening directly into the dining area and garden room. Practical additions include a utility room, cloakroom, and rear hallway/bike store.

Accommodation is spread over three floors, featuring five generous double bedrooms and three stylish bathrooms. The principal suite occupies the top floor with fitted wardrobes, a walk-in wardrobe, and a luxury en-suite. Additional bedrooms benefit from lovely garden and far-reaching views, while the family bathroom and shower rooms are finished to an excellent standard.

The property's landscaped rear garden is a highlight – private, fully enclosed, and designed for both relaxation and entertaining, with an Indian stone patio, pergola, raised beds, and a tiered decked terrace. To the front, a charming verandah and well-stocked foregarden enhance the property's kerb appeal.

Location

The sought-after village of Duffield provides an exceptional lifestyle, combining a strong sense of community with a wide range of local amenities. Residents enjoy easy access to independent shops, cafés, and restaurants, as well as a variety of leisure facilities including squash, tennis, cricket, football, and the prestigious Chevin Golf Course.

For families, the area is especially appealing, falling within the catchment of The Meadows, William Gilbert Primary School, and the highly regarded Ecclesbourne Secondary School, consistently rated among the best in the region.

Nestled within the Derwent Valley, a designated World Heritage Site, Duffield offers a picturesque setting with stunning countryside walks on the doorstep. The village also boasts excellent transport links to Derby, Belper, and surrounding areas — making it ideal for both commuters and those seeking a balance between rural charm and urban convenience.

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

