

Wirksworth Road, Duffield, Derby, Derbyshire. DE56 4GH

£800,000 Freehold

FOR SALE





## PROPERTY DESCRIPTION

An exceptionally well appointed executive modern detached family home situated in this highly aspirational locality and sited on a beautifully landscaped plot with the highly prized 'Ecclesbourne School' within close proximity.

This stunning home has been the subject of a comprehensive extension and upgrade programme to provide the highest levels of quality and finish and must be viewed to appreciate the location, size of accommodation and wealth of high specification appointments on offer.

In brief: Reception Hall, Cloakroom/WC, Huge Living Room, Sitting Room, Stunning Open Plan Living Kitchen, Utility Room and Integral Garage. To the First floor there is beautiful landing/study area, 5 bedrooms, x2 En-Suite shower rooms, family bathroom and sizeable landscaped rear garden

The sought after village of Duffield is within the district of Amber Valley with the property positioned a short walk from the vibrant village centre offering a variety of leisure, entertainment and social facilities.

The property is also located within walking distance of William Gilbert and Duffield Meadows primary schools and the coveted Ecclesbourne Secondary School.

## FEATURES

- Exceptional Detached Family Home
- 5 Bedrooms, 2 En-Suites
- Large Living Room
- Stunning Open Plan Living Kitchen
- Sought After Location Close To School
- Large Landscaped Gardens
- Beautiful Presentation Throughout
- Viewing Essential To Appreciate Quality And Finish
- COUNCIL TAX BAND E



# ROOM DESCRIPTIONS

## Entrance Hall

10' 7" x 10' 8" (3.23m x 3.25m) Entering the property via a hardwood entrance door with glazed panels to the either side into a spacious entrance hallway having porcelain tiled floor with under floor heating, central heating radiator, telephone point and inset ceiling spotlights. A wooden staircase leads off to the first floor and doors into:

## Guest WC

Comprising a low flush WC, vanity wash hand basin with tiled splashback and matching wall mounted storage cabinet above, modern heated towel radiator, porcelain tiled floor, inset ceiling spotlights and UPVC double glazed window with privacy glass.

## Living Room

11' 7" x 27' 10" (3.53m x 8.48m) A naturally light space with UPVC double glazed windows to the front and side elevation and UPVC glazed doors which open out onto the garden. With inset ceiling spotlights and two central heating radiators.

## Sitting Room

10' 4" x 10' 6" (3.15m x 3.20m) Having a UPVC double glazed window to the rear elevation, inset ceiling spotlights and central heating radiator.

## Kitchen Diner

33' 8" x 11' 8" (10.26m x 3.56m) A beautifully appointed bespoke kitchen, handmade by Matthew Morris, fitted with an extensive range of stylish units including base cupboards incorporating a wine cooler, drawer storage, complementary wall units with space for American style fridge freezer and Caesarstone work surface over incorporating an inset sink and drainer with chrome mixer tap. Having a feature matching central island with drawer and cupboard storage beneath, wine rack and matching Caesarstone worksurface. Having been fitted with a range of quality appliances including a Neff induction hob with pop up extractor fan, double Neff oven with two warming drawers, Neff coffee machine and microwave. There is a UPVC double glazed window to the front elevation, inset ceiling spotlights and porcelain tiled flooring with underfloor heating which continues into the dining area where there is a further UPVC double glazed window and doors which open out onto the garden, lantern roof and ample space for dining furniture.

## Utility Room

9' 4" x 8' 5" (2.84m x 2.57m) Fitted with matching bespoke base units with space for washing machine, and work surface over incorporates a 1 1/2 stainless steel sink drainer with mixer tap. There is a floor to ceiling storage unit providing useful storage space whilst housing the combination boiler, monk bench providing coat hanging and shoe storage, porcelain tiled floor, inset ceiling spotlights, UPVC double glazed window to the rear and glazed door leads out to the side of the property.

## First Floor

## Landing

13' 4" x 11' 1" (4.06m x 3.38m) With a UPVC double glazed window to the front, inset ceiling spotlights, access to roof void, central heating radiator, recessed shelving and built-in store cupboard. Doors to:

## Master Bedroom

27' 10" x 11' 6" (8.48m x 3.51m) Having UPVC double glazed windows to the front and rear elevations with bespoke curtains designed by Ecclesbourne interiors, inset ceiling spotlights, feature wooden beams and two built-in wardrobes providing hanging and shelving facility.

## En-suite

11' 7" x 4' 7" (3.53m x 1.40m) A modern three piece suite with porcelain tiled walls and flooring, comprising a double shower enclosure with thermostatic shower over with control panel and hand held shower attachment, low flush WC and vanity wash hand basin with mixer tap. There are inset ceiling spotlights, LED illuminated mirror, chrome heated towel rail, extractor fan, feature wooden beam and UPVC double glazed window to the front elevation.

## Bedroom Two

13' 0" x 8' 8" (3.96m x 2.64m) Having a UPVC double glazed window to the rear elevation fitted with bespoke curtains designed by Ecclesbourne interiors, central heating radiator, inset ceiling spotlights and feature wooden beam.

## En-suite

6' 0" x 5' 8" (1.83m x 1.73m) A beautifully appointed en-suite shower room comprising quadrant shower enclosure having a thermostatic shower over with hand held shower attachment, vanity wash hand basin with mixer tap and low flush WC. With full tiling to the walls, tiled floor, inset ceiling spotlights, extractor fan, and wall mounted mirror.

## Bedroom Three

10' 8" x 10' 4" (3.25m x 3.15m) Currently used as an office, having a UPVC double glazed window to the rear elevation over looking the garden, inset ceiling spotlights, engineered oak flooring and central heating radiator.

## Bedroom Four

10' 4" x 9' 4" (3.15m x 2.84m) UPVC double glazed window to the rear elevation, fitted double wardrobes, inset ceiling spotlights and central heating radiator.

## Bedroom Five

8' 6" x 7' 4" (2.59m x 2.24m) UPVC double glazed window to the front elevation with bespoke fitted curtains designed by Ecclesbourne Interiors, inset ceiling spotlights and central heating radiator.

## Luxury Bathroom

8' 11" x 7' 8" (2.72m x 2.34m) A luxury three piece suite comprising free standing bath with chrome mixer tap and hand held shower attachment, low flush wc and vanity wash hand basin with splashback tiling. There is part tiling to the walls, wood effect porcelain tiled flooring, LED illuminated mirror, chrome heated towel rail, central heating radiator and UPVC double glazed window with privacy glass.

## Outside

## Garage

18' 1" x 8' 10" (5.51m x 2.69m) Accessed externally via hardwood double doors, with power and light.

## Garden

To the front of the property is a large tarmac driveway providing off road parking for several vehicles, with mature hedging and stone boundary wall. A pathway to the side elevation leads to the low maintenance rear garden which is mainly laid to lawn with planted borders, shrubs and trees.

## 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.
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# FLOORPLAN & EPC

