



£895,000

The Croft, DE56 4HU

Detached House | 5 Bedrooms | 4 Bathrooms

01773 820983

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Step Inside

Key Features

- 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
- South westerly facing garden

Property Description

New to the market is this exceptional modern five bedroom executive detached residence positioned within a quiet cul-de-sac position and located in the highly regarded village of Duffield.

Main Particulars

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 a south west facing garden, 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.

Reception Hall

Entered via composite door with adjoining windows from the front elevation into this light and airy spacious reception hall with feature carpeted staircase to the first floor landing. Solid oak floor covering, wall mounted radiator, spotlights to ceiling and internal oak doors provide access to downstairs rooms.

Guest Cloakroom

With low-level WC, corner mounted wash handbasin with tiled splashback, vinyl floor covering, wall mounted radiator, spotlights and extractor fan to ceiling

Study

With double glazed window to the front elevation, wall mounted radiator, spotlights to ceiling and solid oak floor covering.

Living Room

With large feature double glazed bay window to the front elevation and additional windows to the side elevations. Solid oak floor covering, wall mounted radiators, TV point. The feature focal point of the room is a modern cast-iron log burning fire with tiled surround and raised hearth. Internal doors provide access to:-

Dining Room

With bi-fold doors to the rear elevation and internal sliding doors provide access to the open plan living kitchen. Solid oak floor covering, wall mounted radiator, TV points and spotlighting to ceiling.

Superb Open-Plan Living Kitchen

Comprising of a superb range of matching wall and base mounted units with 'quartz' worksurfaces incorporating a moulded sink drainer unit with mixer taps. Numerous incorporated 'Neff' appliances include dishwasher, double oven, 5 ring gas hob with stainless steel extractor canopy over, fridge and freezer. Heritage tiling to walls, under-cupboard lighting, double glazed window to the rear elevation, and built-in speaker system, ceramic tiled floor covering and internal door that provides access to

the utility room.

The dining/living area that divides the dining room and kitchen has the continuation of the mirror tiled floor covering, French doors provide access out onto the rear garden terrace, wall mounted radiator and Spotlight/speakers to ceiling.

Utility Room

With the continuation of the kitchen units that are both base and wall mounted with moulded quartz worksurface. Wall mounted ,Worcester Bosch' combination boiler, undercounter space and plumbing for both washing machine and tumble dryer, tiled floor covering, wall mounted radiator, door to the side elevation and wall mounted alarm control panel.

First Floor

Beautiful Galleried Landing

Accessed via the main reception hall is this spacious gallery landing with wall mounted radiator, double glazed window to front elevation and secondary staircase leading to the second floor landing.

Bedroom 2

With double glazed windows to the front and side elevations, wall mounted radiator, TV point, walk- in wardrobe and internal outdoor provides access to:-

En-Suite

Comprising of a three-piece modern white suite containing WC, pedestal wash hand basin and large shower enclosure with mains fed shower and attachment and sliding door. Fully tiled walls, double glazed obscured window to the side elevation, spotlights and extractor fan to ceiling, wall mounted chrome heated towel rail.

Bedroom 3

With double glazed window to the rear elevation, wall mounted radiator, spotlights to ceiling and range of fitted bedroom furniture to include wardrobes, chest of drawers and bedside tables.

Bedroom 4

With double glazed windows to the front and side elevations, wall mounted radiator, spotlights to ceiling and two in-built fitted wardrobes that provide useful storage and hanging space.

Bedroom 5

With double glazed window to the rear elevation, wall mounted radiator and spotlighting.

Family Bathroom/WC

Comprising of a three-piece modern suite to include WC, pedestal wash hand basin and panelled bath with mains shower and attachment over with complimentary glass shower screen. Fully tiled walls and floor, wall mounted chrome heated towel rail, spotlights/extractor fan and double glazed obscured window.

Second Floor

Gallery Landing

Accessed via the first floor landing is this spacious area with 'Velux' window to the rear elevation. This particular area could be used as additional study area or even potential dressing room.

Two internal oak doors provide access to the master suite and superb en-suite shower room.

Bedroom 1 (Master Suite)

This spacious master suite has two 'Velux' windows to the rear elevation, wall mounted radiator, TV point and range of fitted wardrobes that provide a wealth of hanging and storage options.

Superb Wet Room/WC

This superbly appointed large shower suite offers a WC, wall mounted moulded sink with storage beneath and cascading waterfall tap. The feature focal point of the room is a centrally mounted oversized shower enclosure with central draining point, wall mounted main fed shower and attachment with complementary floor to ceiling glass shower screening. Fully tiled walls and floor, spotlights/speakers to ceiling, loft access point, double glazed obscured window to the side elevation and wall mounted chrome heated towel rail.

Outside

The property is positioned on a corner plot position with a low maintenance manicured front garden. To the side elevation is a delightful block paved driveway that provides parking for 3/4 vehicles and is positioned in front of a detached double garage with up and over door light and power. The block paved driveway then extends into a pathway and accesses the front elevation.

The south west facing rear garden is mainly laid to lawn with a delightful full width paved entertaining terrace position directly outside the kitchen and dining areas. Timber fenced boundaries enclose on all sides and range of fruit trees provide a pleasant backdrop to neighbouring properties. Outside lighting and tap, paved pathway to the side elevation and to the rear of the garage.

Disclaimer

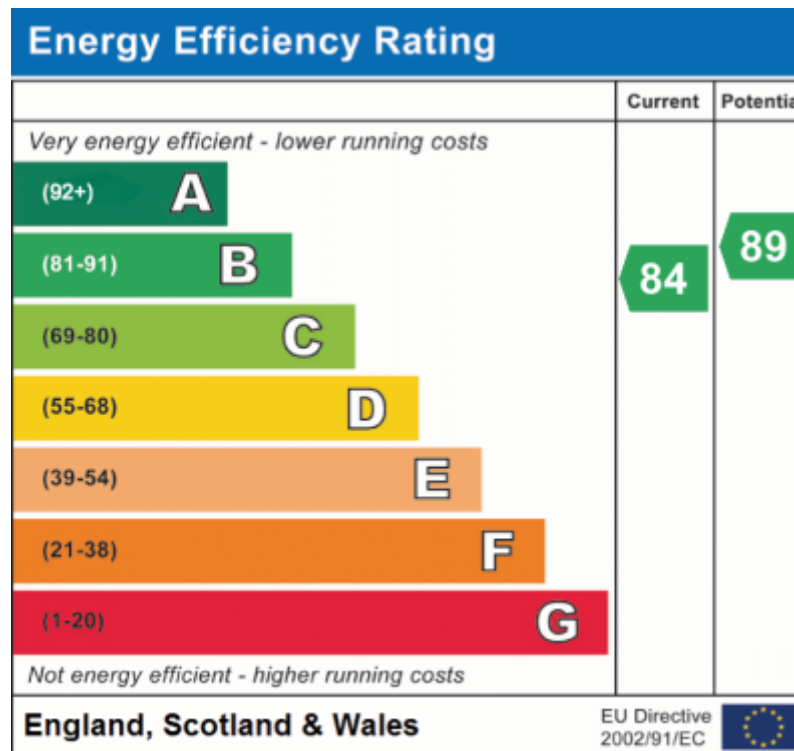
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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Telephone: 01773 820983

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