£825,000

Ecclesbourne Meadows, Duffield DE56 4HH

Detached House | 4 Bedrooms | 3 Bathrooms

Step Inside

Key Features

- Executive four-bedroom detached family home
- Two en-suite double bedrooms plus modern family bathroom
- Generous corner plot with spacious front and rear gardens
- Quiet cul-de-sac location in the sought-after village of Duffield
- Within walking distance of local amenities and schools
- Situated in the Ecclesbourne School catchment area
- Double-width driveway & Detached double garage offering excellent storage or workshop space
- Superb open-plan kitchen diner, ideal for family living and entertaining
- Council Tax Band F

Property Description

A superb four-bedroom executive detached home with two en-suite bedrooms, generous gardens, and a double garage, located in a quiet Duffield cul-de-sac within the Ecclesbourne School catchment.

Main Particulars

Derbyshire Properties are delighted to present this superb executive four-bedroom detached family home, ideally positioned in a quiet cul-de-sac in the highly sought-after village of Duffield.

This beautifully maintained home sits on a generous corner plot and offers exceptionally spacious accommodation throughout, making it perfect for growing families. It falls within the catchment area of the highly regarded Ecclesbourne School and is within easy walking distance of a range of local shops, cafés, and amenities.

One of the standout features of the property is its excellent bedroom layout, including two en-suite double bedrooms and a separate contemporary family bathroom, offering both comfort and convenience for family living or visiting guests.

Externally, the home enjoys substantial front and rear gardens—a rare find for a property of this type and age. The well-tended outdoor space provides ample room for entertaining, gardening, or simply relaxing in privacy. A double-width driveway offers parking for up to four vehicles and leads to a detached double garage, providing additional storage or workshop space.

This is a fantastic opportunity to purchase a beautifully presented home in one of the area's most desirable locations. Early internal viewing is strongly recommended to avoid disappointment.

Location
Situated in the heart of Duffield, this property benefits from a prime location renowned for its excellent local amenities, highly regarded schooling, and surrounding countryside. Duffield falls within the catchment area for the outstanding Ecclesbourne School, making it especially popular with families.
The village itself offers a strong sense of community, with a range of independent shops, cafés, pubs, and restaurants, as well as recreational facilities. For those who enjoy the outdoors, the nearby Derwent Valley and surrounding countryside offer picturesque walks and scenic cycling routes.
Excellent transport links provide easy access to Derby, Belper, and the Peak District, with Duffield railway station offering direct connections to Derby and beyond.
Combining village charm with modern convenience, Duffield continues to be a top choice for those seeking quality living in a prestigious location.

Ground Floor

Entrance Hallway
Entered via a stylish composite front door with decorative stained glass insert, this light and airy entrance hall provides a warm welcome to the home. Finished with a beautifully crafted Karndean floor covering, the space also features a wall-mounted radiator with decorative cover, carpeted staircase leading to the first-floor landing, and a useful under-stairs storage cupboard. Additional features include a wall-mounted alarm control panel and thermostat controls for added convenience.

Dining Room

3.89m x 3.45m (12' 9" x 11' 4")
This beautifully presented and elegant room features a large bay window to the front elevation, complete with bespoke fitted shutters that add both charm and privacy. Additional features include decorative coving, wall-mounted radiator.

Living Room
5.68m x 3.93m (18' 8" x 12' 11")
A spacious and inviting living room, featuring double-glazed patio doors to the rear elevation that frame beautiful views of the rear garden and provide direct access to the outdoor space. The room benefits from a continuation of the high-quality Karndean floor covering from the entrance hallway, enhancing the flow and finish of the ground floor. Additional features include a TV point, wall-mounted radiator, decorative coving, and as the central focal point—a stylish gas fire with a decorative surround, tiled backdrop, and raised hearth, creating a cosy and elegant atmosphere.

Open Plan Kitchen/Diner
4.98m x 3.80m (16' 4" x 12' 6")
This beautifully crafted open-plan kitchen/diner is the heart of the home, featuring a comprehensive range of wall and base units with a high-quality quartz work surface and an inset moulded sink drainer unit. Integrated appliances include two Neff ovens, a five-ring gas hob with a stainless steel extractor canopy above, a dishwasher, and a built-in fridge/freezer.

The space is further enhanced by under-cupboard lighting, a tiled floor covering, wall-mounted radiators, and a double-glazed window to the rear elevation. Additional features include ceiling spotlights and space with plumbing for an American-style fridge/freezer. Perfectly designed for both everyday family life and entertaining.

Utility Room
2.31m x 1.63m (7' 7" x 5' 4")
Fitted with a continuation of the kitchen's stylish units and quartz work surface, the utility room offers both practicality and cohesion in design. It features a range of wall and base units incorporating a stainless steel sink drainer unit with mixer tap and heritage-style tiled splashbacks.

There is under-counter space and plumbing for both a washing machine and tumble dryer, a wall-mounted radiator, and a tiled floor covering. A composite door to the rear elevation provides convenient access to the rear garden.

Office / Playroom
3.76m x 3.21m (12' 4" x 10' 6")
A versatile room that could serve as a home office, playroom, or fifth bedroom, featuring two double-glazed windows with bespoke fitted shutters to two different elevations, allowing for plenty of natural light. The space includes a wall-mounted radiator, TV point, decorative coving, and a quality wood floor covering. A range of fitted cupboards provides useful storage and hanging space, making the room both practical and flexible for a variety of uses.

WC
2.07m x 0.96m (6' 9" x 3' 2")
Fitted with a low-level WC and pedestal wash hand basin, this convenient cloakroom features a continuation of the Karndean floor covering, a wall-mounted radiator, and a double-glazed obscured window providing natural light and privacy.

First Floor

Landing
Accessed via the main reception hall, the first floor landing offers a spacious and well-lit circulation area. It features a wall-mounted radiator with an attractivedecorative cover, a loft access point with pull-down ladder, which is half boarded and internal doors leading to all four bedrooms and the family bathroom.

Bedroom One
3.98m x 3.92m (13' 1" x 12' 10")
A generously sized principal bedroom featuring a double-glazed window to the front elevation, complete with bespoke fitted shutters offering both privacy and style. The room includes a wall-mounted radiator with a decorative cover and a range of fitted wardrobes providing excellent storage and hanging space. An internal door gives access to the en-suite shower room.

En Suite
A stylish and modern en-suite comprising a low-level WC, contemporary vanity unit with inset wash basin, and a fully tiled wet room-style shower enclosure featuring a rainfall shower head and additional handheld attachment, all enclosed by a sleek floor-to-ceiling glass screen. Further features include fully tiled walls and flooring, ceiling spotlights, an extractor fan, a wall-mounted chrome heated towel rail, an electric shaver point, and a double-glazed obscured window.

Bedroom Two
3.79m x 3.76m (12' 5" x 12' 4")
A spacious double bedroom featuring a double-glazed window to the rear elevation, allowing plenty of natural light and garden views. The room benefits from a wall-mounted radiator, fitted wardrobes offering ample storage and hanging space, and a TV point. An internal door provides convenient access to the en-suite shower room.

Ensuite
This beautifully crafted wet room-style en-suite features a concealed WC, a large vanity unit with an inset wash basin, and a spacious wet room shower with a feature rainfall head and handheld shower hose. Complementary glass shower screening adds a sleek finish.
The walls are adorned with elegant marble tiles, contrasted by complementary tiling, while underfloor heating provides added comfort underfoot. Additional features include a modern wall-mounted heated towel rail, double-glazed obscured window, ceiling spotlights, extractor fan, and a wall-mounted electric shaver point.

Bedroom Three
3.53m x 3.34m (11' 7" x 10' 11")
A well-proportioned bedroom featuring a double-glazed window to the rear elevation, the room benefits from a wall-mounted radiator and a range of fitted wardrobes, providing ample and practical storage options.

Bedroom Four
3.37m x 2.70m (11' 1" x 8' 10")
A comfortable bedroom featuring a double-glazed window to the front elevation, the space includes a wall-mounted radiator and modern fitted wardrobes, offering practical storage and a contemporary finish.

Family Bathroom
2.74m x 2.07m (9' 0" x 6' 9")

This beautifully appointed and spacious bathroom features a contemporary suite comprising a low-level WC, a stylish vanity unit, and a freestanding oval bathtub. The bathtub is complemented by elegant wall-mounted cascading taps with an integrated shower hose.

The room benefits from wood-effect flooring with underfloor heating for added comfort, and marble-tiled walls that create a luxurious finish. Additional features include a wall-mounted heated towel rail, double-glazed obscured windows with bespoke shutters, ceiling spotlights, and an extractor fan, ensuring both style and practicality.

External

Garage
5.75m x 5.65m (18' 10" x 18' 6")

Outside
Positioned on a generous corner plot, the property benefits from a sizable front lawn adorned with stocked borders and vibrant flowerbeds. To the side elevation, a double-width driveway provides off-road parking for up to four vehicles and leads to a detached brick-built double garage, complete with an up-and-over door, lighting, and power supply.

The large rear garden is a standout feature, offering a full-width paved entertaining terrace that flows onto an attractive lawn surrounded by well-maintained flowerbeds and borders. The garden is enclosed by timber fencing and walling, providing privacy and security. Additional highlights include a charming seating area with a pergola, external lighting, an outdoor tap, and gated side access connecting the rear garden to the driveway and garage.

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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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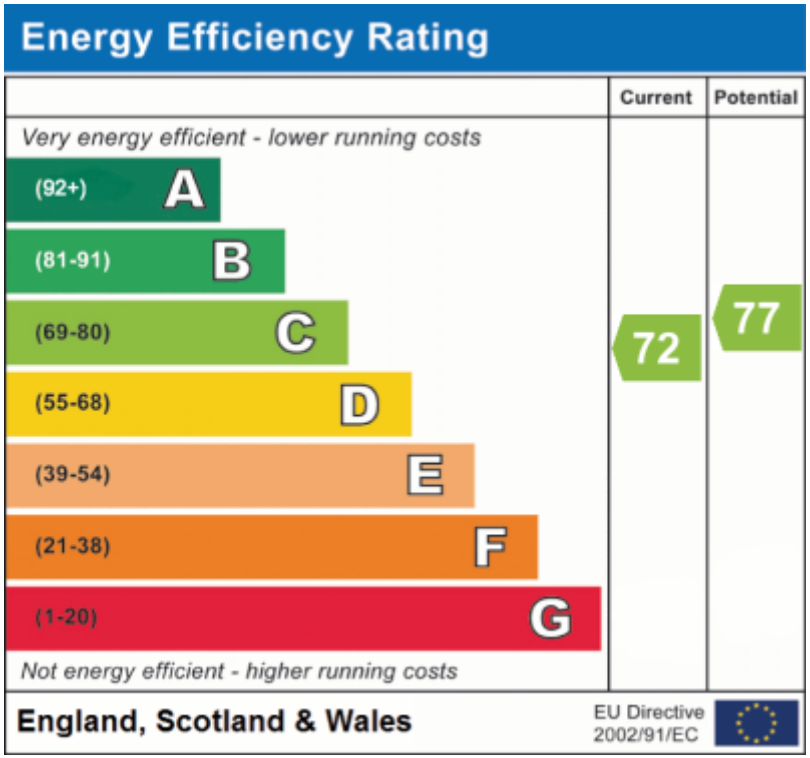

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