



**DERBYSHIRE
PROPERTIES**
SALES LETTINGS HOLIDAY LETS

£325,000

Marsden Close, DE56 4DB

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01773 832355

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SALES LETTINGS

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Step Inside

Key Features

- Extended Semi Detached Family Home
- Modern Bathroom
- Quiet Cul De Sac Location
- Driveway
- Private Gardens
- Close To Duffield Village
- Viewing Advised
- Council Tax Band C
- 3 double bedrooms & 2 reception rooms

Property Description

Located within the highly regarded village of Duffield is this extended three bedroom semi-detached family home, occupying a quiet cul-de-sac position.

Main Particulars

Derbyshire Properties are delighted to offer for sale this beautifully extended three double-bedroom semi-detached home, perfectly situated in a peaceful cul-de-sac within the highly sought-after village of Duffield.

The property offers generously proportioned accommodation, with an inviting entrance hallway leading to a spacious lounge, separate dining room, and a well-appointed kitchen on the ground floor, ideal for modern family living. Upstairs, the landing provides access to three comfortable bedrooms and a contemporary family bathroom.

Externally, the property enjoys well-maintained gardens to both the front and rear, along with off-street parking for one vehicle.

Situated in a quiet and popular part of Duffield, this home would make an ideal purchase for a growing family. Early internal viewing is strongly recommended to fully appreciate all that this charming property has to offer.

Ground Floor

Entrance Hall

Entered via the front elevation into this light and airy entrance hallway, featuring a staircase rising to the first floor landing and an internal door leading to the lounge. Having a tiled floor covering, wall-mounted radiator and a feature stained glass window to the side elevation.

Lounge

Previously configured as a lounge/diner, this generously sized room is bathed in natural light from a front-facing double-glazed window and French doors leading to the rear garden. It features decorative ceiling coving, wall-mounted radiators, laminate flooring, and fitted shelving. The focal point is a charming log-effect gas cast-iron stove set beneath a wooden lintel with a raised marble hearth, creating a warm and inviting atmosphere.

Dining Room

Formerly the kitchen, the dining room continues the laminate flooring from the lounge and enjoys a double glazed window to the rear elevation. Additional features include ceiling spotlights, wall-mounted radiator and useful under-stairs storage cupboard.

Kitchen

Located within the side extension, the kitchen is fitted with a range of matching wall and base units, complemented by roll-top work surfaces and a stainless steel sink with drainer and mixer tap, set against tiled splashbacks. Appliances include an integrated four-ring Neff gas hob with a stainless steel extractor canopy and an integrated double electric oven. There is space for a fridge/freezer and plumbing for a washing machine. Additional features include a wall-mounted gas combination boiler, tiled flooring, ceiling spotlights, and double-glazed windows and doors to both the front and rear, providing plenty of natural light and a practical, modern working space.

First Floor

Landing

Accessed from the entrance hallway, the first-floor landing provides doors to all three bedrooms and the family bathroom, as well as a loft access point. The loft is boarded and carpeted, offering useful additional storage space.

Bedroom 1

With double glazed window to the front elevation, wall-mounted radiator, decorative picture rail and built-in walk-in wardrobe.

Bedroom 2

Located within the side extension and benefiting from double glazed windows to both the front and rear elevations and a wall-mounted radiator.

Bedroom 3

With double glazed window to the rear elevation, decorative dado rail and wall-mounted radiator.

Family Bathroom

This modern and contemporary three-piece suite comprises a low-level WC, a wall-mounted wash hand basin with inset sink, and a panelled bath with mains-fed shower and glass shower screen. The bathroom is further enhanced by ceiling spotlights, an extractor fan, a heated towel rail, a double-glazed obscured window, and a stylish tiled floor, creating a bright and practical space.

External

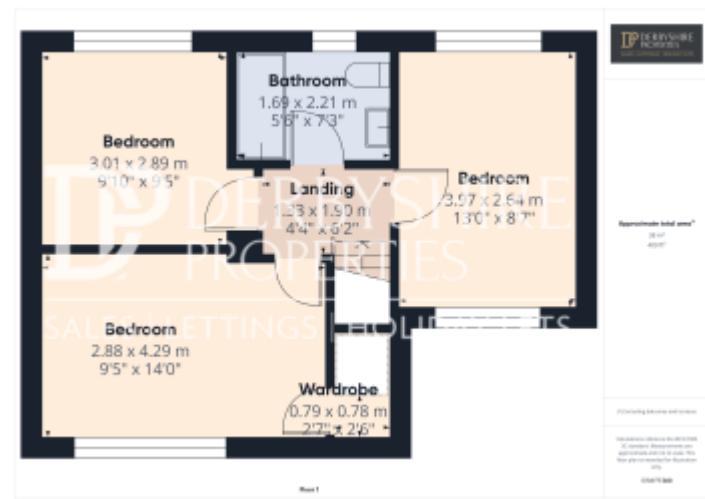
Outside

To the front, the property features a well-kept garden with a variety of mature plants and shrubs, complemented by a gravel driveway in front of the side extension providing parking for one to two vehicles. The enclosed rear garden offers a wonderful outdoor retreat, with a paved patio perfect for al fresco dining, a circular lawn edged with block paving, and well-stocked flowerbeds and borders. A timber garden shed and fencing to all boundaries complete this private and inviting space, ideal for relaxing or entertaining.

Disclaimer

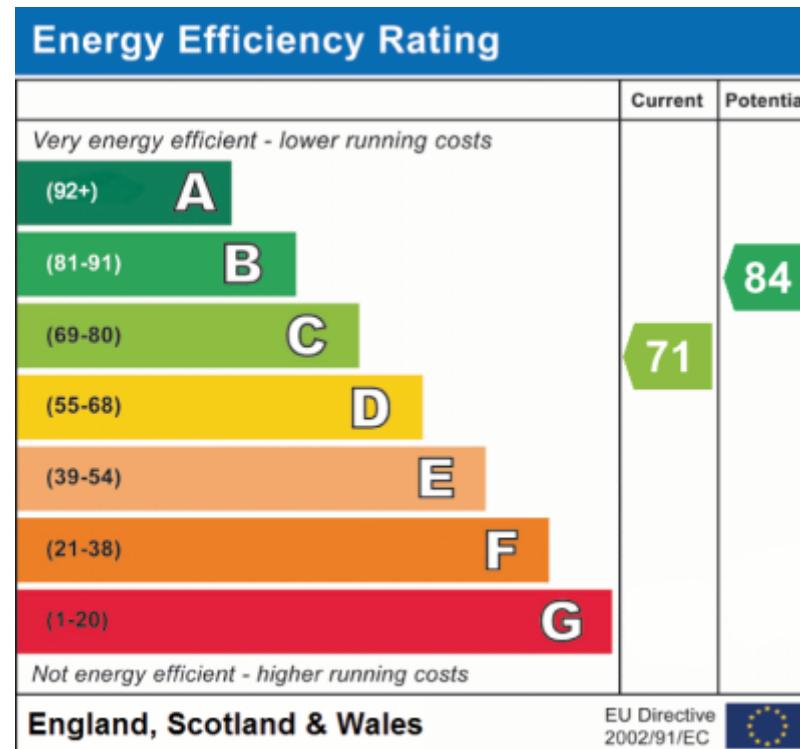
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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