



£325,000

Marsden Close, Duffield DE56 4DB

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## 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

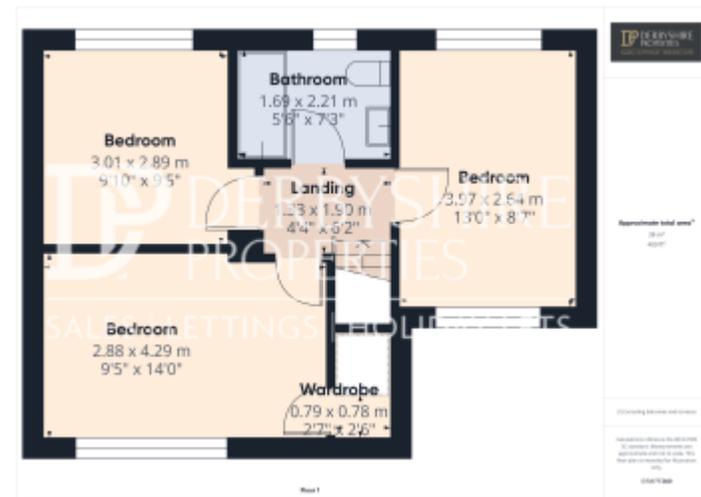
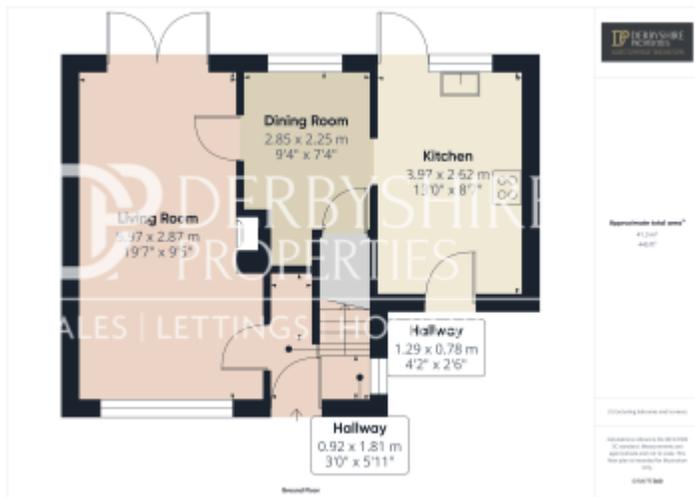
### Outside

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

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.
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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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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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