



£575,000

Park Road, Duffield DE56 4GL

Detached House | 5 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- Attractive architect-designed detached family home, extended and thoughtfully arranged over three floors.
- Private corner plot with double-width driveway providing parking for three to four vehicles and integral garage.
- Prime Duffield location, just a stone's throw from the highly regarded Ecclesbourne School.
- Five well-proportioned bedrooms, including a luxurious principal suite with private landing and en-suite bathroom.
- Open-plan living kitchen with pantry, complemented by a spacious living room, study area, and utility room.
- Ground-floor guest cloakroom/WC and first-floor family bathroom with en-suite to Bedroom Two.
- Council Tax Band F

## Property Description

An exceptional five-bedroom architect-designed detached home in the highly sought-after village of Duffield, just moments from the acclaimed Ecclesbourne School. With versatile accommodation across three floors, a private corner plot, generous driveway, integral garage, and a spacious rear garden.

## Main Particulars

Derbyshire Properties are delighted to offer for sale this stunning architect-designed detached family home, set in the highly desirable village of Duffield and just a stone's throw from the acclaimed Ecclesbourne School. Beautifully extended and thoughtfully arranged over three floors, this impressive five-bedroom residence seamlessly combines contemporary style with practical family living.

The ground floor features a welcoming entrance hall, guest cloakroom/WC, a spacious living room, a versatile study area, and an impressive open-plan living kitchen with pantry, complemented by a rear hallway, utility room, and integral garage. On the first floor, a landing provides access to four well-proportioned bedrooms, a family bathroom, and an en-suite shower room to Bedroom Two, while the second floor (attic conversion) reveals a luxurious principal bedroom suite complete with its own landing area and private en-suite bathroom.

Externally, the property occupies a private corner plot with a double-width driveway providing parking for three to four vehicles and an integral garage. The side elevation offers potential for further development (subject to the necessary planning permissions), and the rear garden is a peaceful retreat, featuring a generous patio, expansive lawn, and beautifully stocked flower beds, all enclosed by timber fencing.

This exceptional home presents a rare opportunity to acquire a highly sought-after family residence in one of Duffield's premier locations!

### Ground Floor

#### Entrance Hall

Accessed via a composite front door into this light and welcoming reception space, featuring a staircase to the first floor, wood flooring and wall-mounted radiator.

#### Living Room

A spacious reception room with continuation of the wood flooring, double-glazed window to the front elevation, two additional windows within the side bay, wall-mounted radiator and TV point. The focal point of the room is an open fireplace with brick surround, chimney breast and raised tiled hearth.

#### Study Area (Rear Extension)

Overlooking the rear garden with a large double-glazed window, pitched roof with Velux skylight, ceiling spotlights, wall-mounted radiator and wood-effect flooring.

#### Guest Cloakroom/WC

Comprising a low-level WC, slimline vanity unit with tiled splashback, wall-mounted radiator, wood flooring and obscured window to the front elevation.

#### Open-Plan Living Kitchen (Rear Extension)

•Kitchen Area: Fitted with a range of wall and base units with modern flat-edged work surfaces incorporating a 1½ bowl sink with mixer tap and tiled splashbacks.

Integrated Neff appliances include a double electric oven, four-ring gas hob with mirrored splashback and stainless-steel extractor canopy, and integrated dishwasher. Wood flooring and ceiling spotlights throughout.

•Dining Area: Open to the kitchen with space for an American-style fridge freezer, wall-mounted radiator and a useful pantry with shelving and obscured window to the front elevation.

•Living Area: Continuation of the wood flooring, breakfast bar seating, additional radiator, double-glazed doors with adjoining windows opening onto the rear garden, and a pitched roof ceiling with spotlights and Velux skylights.

#### Rear Hallway

With tiled flooring, double-glazed door and window to the rear elevation, and internal access to the utility room and garage.

#### Utility Room

Fitted with shelving and space with plumbing for a washing machine and tumble dryer.

#### First Floor

#### Landing

Accessed via the main staircase with secondary staircase leading to the second floor. Doors lead to four bedrooms and the family bathroom.

#### Bedroom Two

Double-glazed window to the rear elevation, wall-mounted radiator and fitted wardrobes providing storage and hanging space.

#### En-Suite Shower Room

Modern three-piece suite comprising WC, vanity unit and large shower enclosure with mains-fed shower. Fully tiled walls, obscured double-glazed window, chrome heated towel rail, extractor fan and wood flooring.

#### Bedroom Three

With double-glazed windows to the rear elevation and wall-mounted radiators.

#### Bedroom Four

With double-glazed windows to the rear elevation and wall-mounted radiators.

#### Bedroom Five

Double-glazed window to the front elevation and wall-mounted radiator.

#### Family Bathroom

Three-piece suite comprising panelled bath with mains-fed shower and glass screen, vanity unit with integrated WC and wash hand basin. Obscured double-glazed window, ceiling spotlights, extractor fan, chrome heated towel rail and wood flooring.

## Second Floor

### Second Floor Landing

With vaulted ceiling and skylight providing natural light.

### Master Bedroom Suite

A spacious master bedroom featuring two Velux skylights to the front elevation, double-glazed window to the rear, wall-mounted radiators and ceiling spotlights.

### En-Suite Bathroom

Three-piece suite comprising WC, pedestal wash hand basin and panelled bath with mains-fed shower and glass screen. Part-tiled walls, wood flooring, obscured double-glazed window, spotlights, extractor fan and chrome heated towel rail.

## External

### Integral Garage

With double doors to the front elevation, window to the side, wall-mounted gas central heating combination boiler, power and lighting, and internal access to the rear hallway.

### Outside

The property occupies a generous corner plot adjacent to Ecclesbourne School. The frontage provides off-road parking for three to four vehicles alongside the integral garage. The front garden is mainly laid to lawn with mature conifer screening and hedgerow boundaries. A side access pathway leads to the rear garden and offers potential for further extension (subject to planning permission).

The rear garden is ideal for family use, featuring a large paved patio, lawn, well-established flower beds and borders, enclosed by timber fencing and hedgerow boundaries. Additional features include external lighting and a side access gate.


## 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.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	85
(69-80) <b>C</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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