

SCARGILL  
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## 9 King Street

Duffield, Derby, DE56 4EU

**£200,000**



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## GENERAL INFORMATION

A most charming two-bedroom stone-built cottage located within the sought-after village of Duffield. There is a wealth of charm and character throughout with many original features. The accommodation is comprised, in brief, of a Sitting room with a feature fireplace and Breakfast kitchen. On the first floor is a Principal bedroom, a further single bedroom and a Bathroom with shower. There is a separate WC and outside is a delightful rear garden with views of the river Ecclesbourne

## LOCATION

The village of Duffield provides an excellent range of amenities including a varied selection of shops and schools including the Meadows and William Gilbert Primary Schools and the noted Ecclesbourne Secondary School. There is a regular train service into Derby City centre which lies some 5 miles to the south of the village. The thriving market town of Belper is situated 3 miles north of the village and provides a more comprehensive range of shops and leisure facilities. Local recreational facilities within the village include squash, tennis, football, cricket, rugby and the noted Chevin Golf course.

## ACCOMMODATION

The entrance door leads into the

### SITTING ROOM

11'11" x 11'9" (3.64 x 3.58)

With beamed ceiling and feature fireplace incorporating a living flame coal effect gas stove. Stairs leading to the first floor and original sash window to the front. Doorway leads to

### L-SHAPED BREAKFAST KITCHEN

13'4" x 8'10" reducing to 7'1" (4.07 x 2.68 reducing to 2.15)

With a range of fitted pine base, wall and drawer units, glass fronted display cabinets, roll edge work tops with inset stainless steel sink unit and draining board. Four ring

electric oven, plumbing suitable for an automatic washing machine, breakfast space and useful understairs storage cupboard with fitted shelving. Windows to both side and rear elevations and panelled door provides access to the rear garden.

## TO THE FIRST FLOOR

### BEDROOM ONE

12'0" x 11'11" (3.65 x 3.64)

Please note this is an irregular shaped room. Built in wardrobes and original sash window to the front.

### BEDROOM TWO

8'1" x 6'8" (2.47 x 2.03)

With built in wardrobe, dressing table and single glazed window with pleasant aspect to the rear.

### SEPARATE WC

With low flush WC and wall mounted wash hand basin. Floor to ceiling ceramic wall tiling and wood grain effect flooring.

### BATHROOM

Comprising panelled bath with electric shower over and pedestal wash hand basin. Wood grain effect flooring, built in airing cupboard housing the hot water cylinder, floor to ceiling ceramic wall tiling and shaving light.

## OUTSIDE & GARDENS

A true feature of the property is the rear garden. Outside at the rear is a courtyard garden, with a communal path leading across the back of the property with a timber gate giving access to the property's main and private garden. This pretty cottage garden is mainly laid to lawn with a pathway, patio areas and views of the Ecclesbourne River.

## DIRECTIONAL NOTE

The approach from Derby is via the A6 travelling north continue through Darley Abbey and Allestree into Duffield.

Tel: 01283548194

In Duffield turn left onto Kind Street where number 9 will be located on the left hand side as denoted by our For Sale Board

### AGENTS NOTE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

Please note a communal path runs along the rear of the property, separating the small courtyard garden from the main garden.

### CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

### CURRENT UTILITY SUPPLIERS

Water

Gas

Electric

Sewage

Broadband supplier

Broadband speeds

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

### COUNCIL TAX BAND

East Staffordshire Borough Council/ South Derbyshire

District Council - Band ?

### SCHOOL CATCHMENT AREAS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

### TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW month/year)/A



## Road Map



## Hybrid Map



## Terrain Map



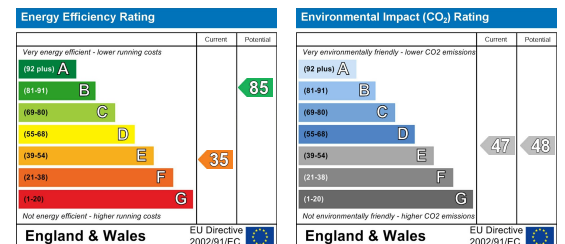
## Floor Plan



## Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.