



## 7 Crown Street, Duffield, Belper, Derbyshire, DE56 4EY

**£205,000**



Located in the heart of Duffield just a short distance away from the vibrant high street is this two bedroom mid-cottage requiring a scheme of modernisation and improvement but offering excellent potential.

The character cottage which enjoys an elevated position comprises, front and rear reception rooms, kitchen, lean to conservatory/rear porch and WC. To the first floor is a passaged landing with study area, two bedrooms and bathroom.

Externally, there are steps leading to an enclosed front courtyard and front door. To the rear there is a garden with decking and brick store.

Duffield is widely recognised as a sought after and affluent area within the Derwent valley and with excellent local amenities and facilities including a growing fine dining influence. Duffield is also home to numerous sporting clubs including football, cricket and golf along with reputable primary schools and Ecclesbourne secondary school. Both the popular town of Belper and Derby city centre are easily reached via the A6 which has a frequent public transport service.

## ACCOMMODATION

### LOUNGE

11' 10" x 14' 4" (3.35m x 3.05m x 4.27m x 1.22m)

Entering the property through an UPVC double glazed front door into the front reception room with UPVC double glazed window.

### DINING ROOM

12 x 11' 10" (3.66m x 3.35m x 3.05m)

Rear reception room with stairs leading off to the first floor, open plan access into:

### KITCHEN

9' 10" x 5' 9" (2.74m x 3.05m x 1.52m x 2.74m)

Having a range of fitted kitchen units including space for all necessary appliances.

### LEAN TO CONSERVATORY / REAR PORCH

12' 7" x 5' 6" (3.66m x 2.13m x 1.52m x 1.83m)

Providing a useful storage area with sliding rear door to the garden.

### WC

Former external outhouse with WC.

### FIRST FLOOR

### LANDING

With a useful study area.

### BEDROOM ONE

14 x 11' 6" (4.27m x 3.35m x 1.83m)

A classic double bedroom with front facing UPVC double glazed window.

### BEDROOM TWO

11 x 9 (3.35m x 2.74m)

A smaller bedroom with built in cupboard and rear facing window.

### BATHROOM

Having a fitted bath, basin and WC, built in cupboard.

### OUTSIDE

Externally, there are steps leading to an enclosed front courtyard and front door. To the rear there is a garden with decking and brick store. There is a shared side passage and rear right of way for neighbouring property access.

### Please note

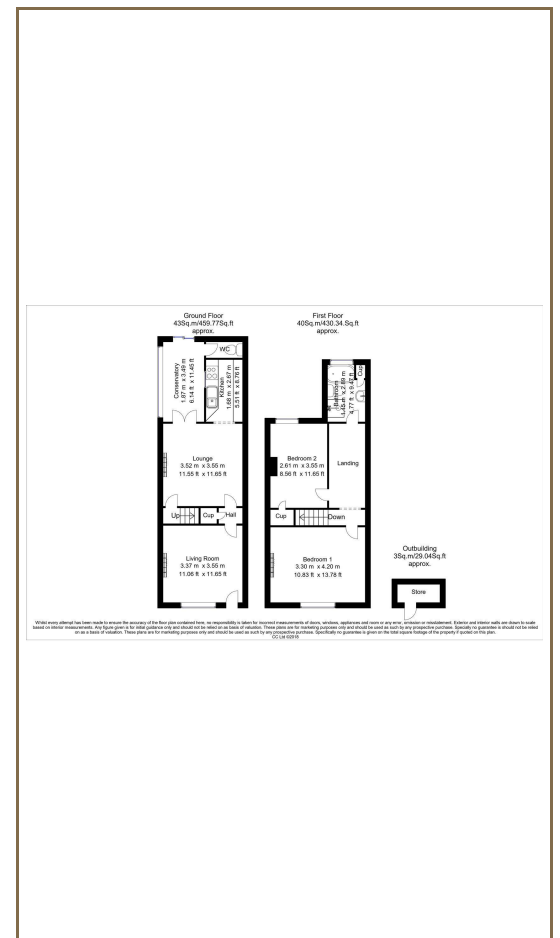
The vendor informs us the central heating boiler is not currently functioning

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## Area Map



## Floor Plans



## Energy Efficiency Graph

