

33 Milford Road, Duffield, DE56 4EL  
£290,000  
Council Tax Band: C

H&H  
BESPOKE



Welcome to this charming mid-terrace house located on Milford Road in the picturesque village of Duffield. This property boasts a spacious 1,195 sq ft of living space, perfect for a growing family or those who love to entertain.

As you step inside, you are greeted by a cosy reception room, ideal for relaxing with a cup of tea or hosting guests. With three inviting bedrooms, there is plenty of space for the whole family to unwind and make their own.

The property features a well-appointed bathroom, ensuring convenience and comfort for all residents. Whether you're getting ready for the day ahead or unwinding after a long day, this bathroom is sure to meet your needs.



12 Digby Drive, Melton Mowbray, Leicestershire, LE13 0RQ  
 0333 242 3760  
 Beth@houseandhomebespoke.co.uk

### Milford Road, Duffield, Belper, DE56

Approximate Area = 1350 sq ft / 125.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2024. Produced for House and Home Bespoke. REF: 1188330

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	