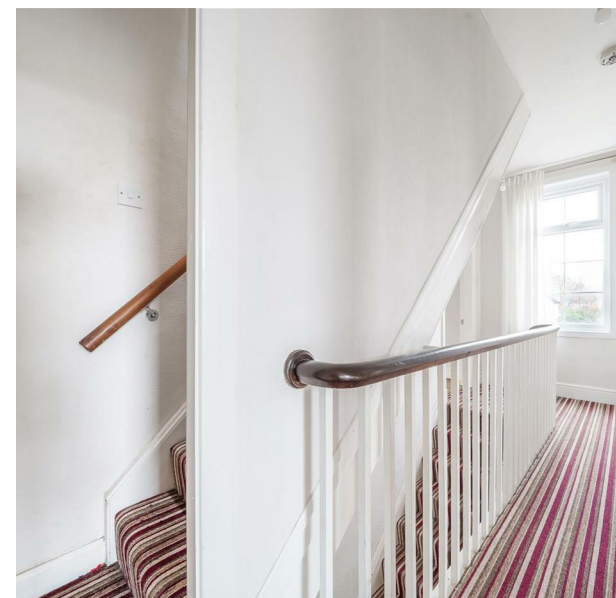


35 Milford Road, Duffield, DE56 4EL
Offers in the region of £310,000
Council Tax Band: C

H&H
BESPOKE



NEW PRICE!!

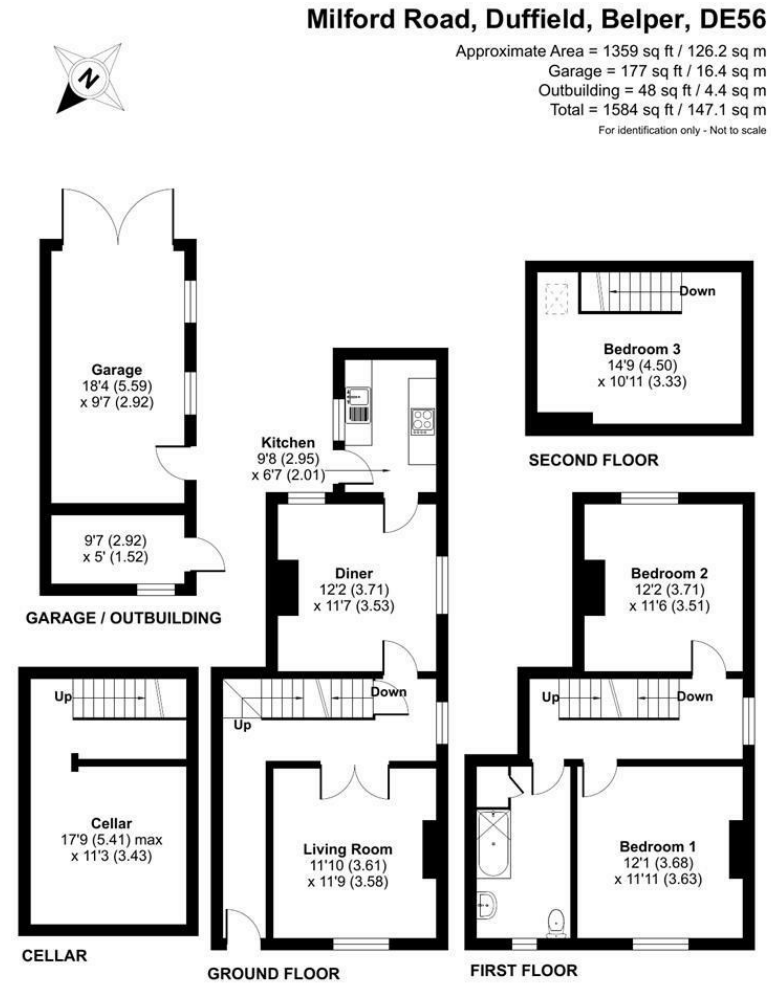
Nestled on the charming Milford Road in Duffield, this delightful house offers a perfect blend of comfort and convenience. The property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests. The well-proportioned layout includes three spacious bedrooms, providing ample space for family living or accommodating visitors.

The main bathroom is thoughtfully designed, ensuring functionality while maintaining a warm and welcoming atmosphere. One of the standout features of this property is the generous parking space, which comfortably accommodates up to three vehicles, a rare find in such a desirable location.

Duffield is known for its picturesque surroundings and strong community spirit, making it an excellent choice for families and professionals alike. With local amenities, schools, and transport links within easy reach,



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for House and Home Bespoke. REF: 1210506

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
<div><div></div><div>(92 plus) A</div></div>			<div><div></div><div>81</div></div>
<div><div></div><div>(81-91) B</div></div>			
<div><div></div><div>(69-80) C</div></div>			
<div><div></div><div>(55-68) D</div></div>		<div><div></div><div>57</div></div>	
<div><div></div><div>(39-54) E</div></div>			
<div><div></div><div>(21-38) F</div></div>			
<div><div></div><div>(1-20) G</div></div>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	