



## 2 Bed Cottage - Terraced

12 Champion Hill, Duffield, Belper DE56 4EW

Offers Around £369,950 Freehold



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- Beautiful Palisaded Terraced Cottage of Style & Character
- Cul-de-sac Location – A Short Walk to Duffield Village Amenities
- Entrance Hall & Passage Landing
- Lounge
- Living Kitchen/Dining/Study
- Two Double Bedrooms
- Spacious First Floor Bathroom
- Potential Loft Conversion (Subject to Planning Permission)
- Private Rear Garden & Timber Shed
- Driveway for Car Parking

ECCLESBOURNE SCHOOL CATCHMENT AREA – Beautiful two double bedroom terrace cottage of style and character enjoying a lovely private garden located close to Duffield Village – NO CHAIN.

#### The Location

The village of Duffield is extremely sought after with 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 to Derby City Centre which lies some five miles to the south of the village. The thriving market town of Belper is situated three 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, rugby and Chevin golf course.

A further point to note is that the Derwent Valley in which the village of Duffield nestles is one of the few World Heritage Sites.

#### Accommodation

##### Ground Floor

##### Entrance Hall

15'2" x 2'3" (4.63 x 0.70)

With double glazed entrance door, deep skirting boards and architraves, high ceilings, radiator and oak effect wood flooring.

##### Under-Stairs Storage Cupboard

With matching oak effect wood flooring, space for tumble dryer and internal pine panelled door.

##### Cloakroom

With WC, washbasin, matching oak effect wood flooring, spotlights to ceiling and internal pine panelled door.

## Lounge

11'10" x 11'1" (3.62 x 3.39)

With chimney breast with character fireplace and tiled hearth, deep skirting boards and architraves, high ceilings, coving to ceiling with centre rose, picture rail, matching oak effect wood flooring, large light window with fitted blind with aspect to front, radiator, wall lights and internal pine panelled door.



## Living Kitchen/Dining/Study

23'5" x 14'9" x 9'3" (7.15 x 4.50 x 2.83)



## Study Area

A study alcove with open archway, matching oak effect wood flooring and open space into dining area and kitchen area.



## Dining Area

With chimney breast with fireplace alcove, deep skirting boards and architraves, high ceilings, staircase leading to first floor, radiator, matching oak effect wood flooring, window overlooking private rear garden and open space into study area and kitchen area.



### Kitchen Area

With single stainless steel sink unit with mixer tap, wall and base fitted units with attractive matching worktops, built-in four ring electric hob with electric fan assisted oven and stainless steel extractor hood over, plumbing for dishwasher, plumbing for washing machine, space for fridge/freezer, matching oak effect wood flooring, deep skirting boards and architraves, high ceilings, spotlights to ceiling, double glazed window to side with fitted blind, radiator, concealed worktop lights, open space into dining and study area and double glazed French doors opening onto raised decking area and private enclosed rear garden.



### First Floor

#### Passageway Landing

With wood effect flooring, deep skirting boards and architraves, high ceilings, radiator and access to roof space.

#### Roof Space

Accessed via a loft ladder, boarded providing good storage with light and also offers excellent potential for a loft conversion (subject to planning permission).

#### Double Bedroom One

12'10" x 12'1" (3.93 x 3.70)

With deep skirting boards and architraves, high ceilings, wood effect flooring, radiator, two period style sash windows with aspect to front and internal panelled door.



#### Double Bedroom Two

10'11" x 9'10" (3.34 x 3.01)

With chimney breast with charming original fireplace, wood effect flooring, deep skirting boards and architraves, high ceilings, radiator, built-in storage cupboard with clothes rail, sash period style window to rear and half glazed internal door.





## Spacious Bathroom

11'1" x 7'11" (3.39 x 2.43)

In white with bath with shower over with shower screen door, fitted washbasin, low level WC, deep skirting boards and architraves, high ceilings, chimney breast, tiled flooring, spotlights to ceiling, radiator, built-in cupboard housing the Vaillant boiler, obscure window to rear, extractor fan and half glazed internal door.



## Garden

To the rear of the property and being of a major asset and sale to this particular property is its lovely, private level rear garden. Immediately from the living kitchen/dining room French doors is a raised decking area providing a pleasant sitting out and entertaining space which leads to a lawned garden with side pathway leading to a bottom circular patio providing additional seating area, together with a useful timber shed and rear access gate.

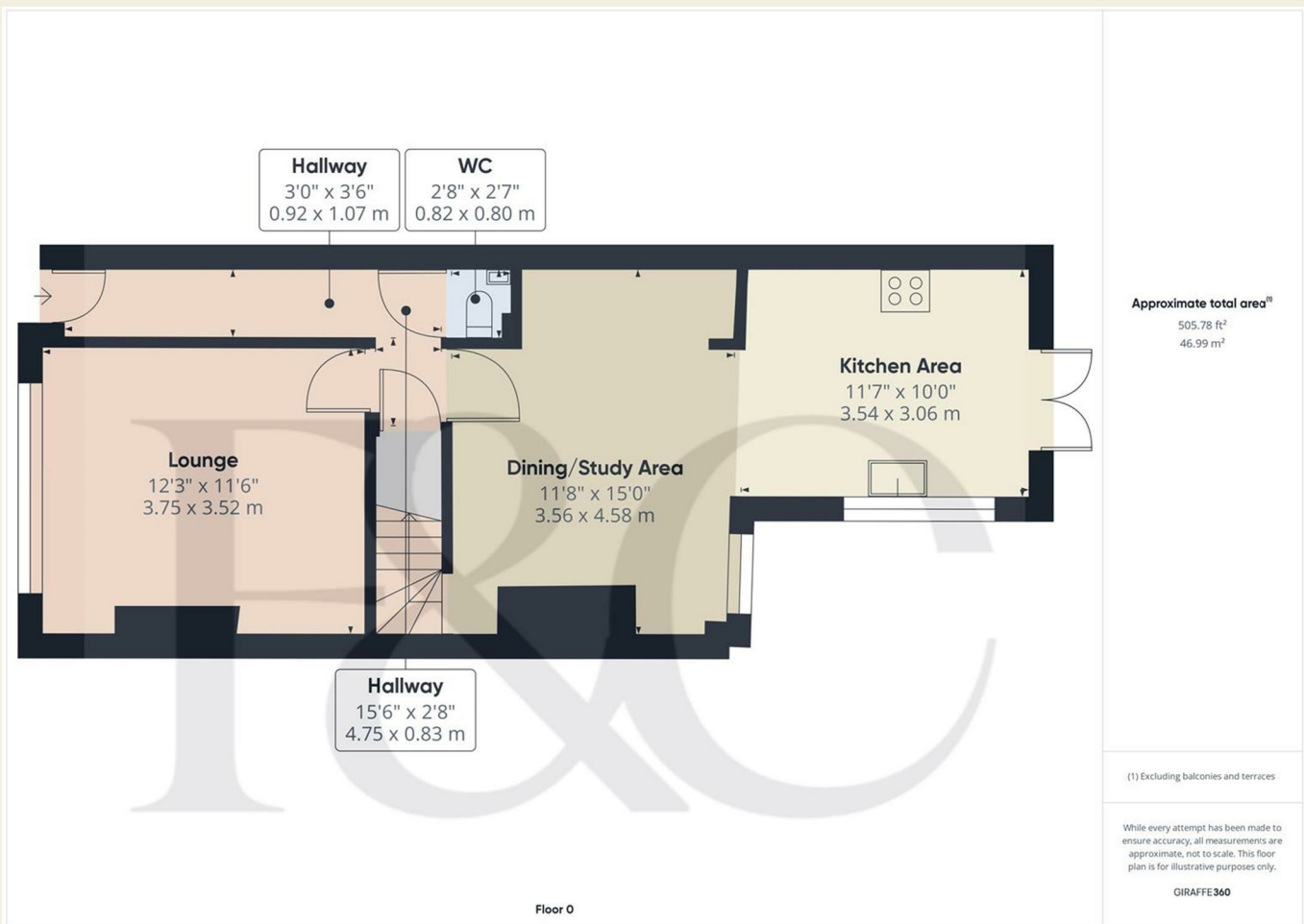


## Driveway

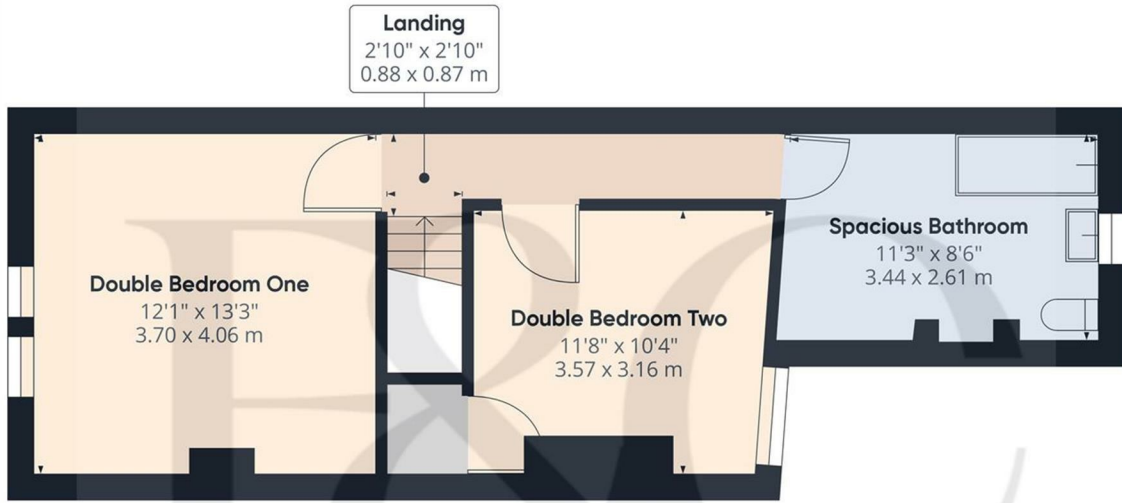
To the front of the property is a tarmac driveway providing off road car parking for one car.

## Council Tax Band - B

Amber Valley



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Approximate total area<sup>1)</sup>  
 431.44 ft<sup>2</sup>  
 40.08 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>72</b>	<b>86</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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 environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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