



## 2 Bed House - Townhouse

14 Castle View, Duffield, Belper DE56 4DN

Offers Around £235,000 Freehold



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- Well Maintained Mid-Town House
- Cul-de-Sac Location - A Short Walk to Duffield Village Amenities, Bus/Train Service
- Gas Central Heating & Double Glazing
- Spacious Lounge
- Fitted Kitchen/Dining Room
- Two Generous Sized Bedrooms
- Fitted Bathroom with Electric Shower
- South Facing Garden
- Block Paved Driveway for Two Vehicles
- No Chain Involved - Ecclesbourne School Catchment Area

IDEAL FIRST TIME BUYER/INVESTOR – A well maintained two bedroom, mid-town house located close to Duffield village amenities and excellent bus/train service. Ecclesbourne School Catchment Area.

The property has been recently re-decorated and carpeted and in brief the gas central heated and sealed unit double glazed, living accommodation consists on the ground floor: storm porch, spacious lounge and fitted kitchen/dining room with a good range of appliances included in the sale. The first floor landing leads to two generous sized bedrooms and a fitted bathroom in white with electric shower.

To the rear of the property is a low maintenance enclosed south facing rear garden.

To the front of the property is a double width block paved driveway providing two vehicle spaces.

The property is offered for sale with no chain involved – ready to move in immediately.

#### The Location

The village of Duffield provides an excellent range of amenities including a varied selection of shops, post office, library, historic St Alkmund's Church and a selection of good restaurants, medical facilities and schools including The Meadows, 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. Local recreational facilities within the village include squash, tennis, cricket, football, rugby and the noted 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 and is surrounded by beautiful countryside.

#### Accommodation

##### Ground Floor



## Storm Porch

With half glazed door giving access to property.



## Lounge

14'4" x 8'11" (4.37 x 2.73)

With radiator, sealed double glazed window to front with fitted blind, fitted carpet, under stairs storage cupboard, coat hangers and staircase leading to first floor with attractive balustrade.



## Kitchen/Dining Room

13'6" x 8'11" (4.13 x 2.73)



## Dining Area

With fitted carpet, radiator, open space leading to kitchen area, sealed unit double glazed window and half glazed door giving access to south facing garden.



## Kitchen Area

With single stainless sink unit with mixer tap, wall and base fitted units with matching worktops, built-in four ring electric hob with stainless steel extractor hood over, built-in fan assistant oven, washing machine, dishwasher, fridge/freezer included in the sale at a successful sale price, tile flooring, open space leading to dining area, sealed unit double glazed window to rear with fitted blind, concealed central heating boiler and internal panelled door with chrome fittings.



## First Floor Landing

6'2" x 2'11" (1.89 x 0.90)

With built-in cupboard housing the hot water cylinder. Access through space.

## Bedroom One

12'9" x 10'3" (3.91 x 3.14)

With built-in wardrobe with clothes rail, fitted carpet, radiator, two sealed unit double glazed windows with aspect to front, curtains and rail and internal panelled door with chrome fittings.



## Bedroom Two

10'11" x 7'3" (3.33 x 2.21)

With fitted carpet, radiator, sealed unit double glazed window to rear, curtain and rail and internal panelled door with chrome fittings.



## Bathroom

7'10" x 6'2" (2.39 x 1.90)

In white with bath with new electric shower over, with shower screen door, fitted wash basin with fitted base cupboard underneath, low level WC, tile splashbacks, tiled effect flooring, heated chrome towel/radiator, mirror, extractor fan, sealed unit double glazed obscure window with fitted blind and internal panelled door with chrome fittings.





## Garden

To the rear of the property is a south facing, manageable, enclosed rear garden with paved patio, gravel beds, fencing and rear access gate.



## Driveway

To the front of the property is a double width, block paved driveway for two vehicles.

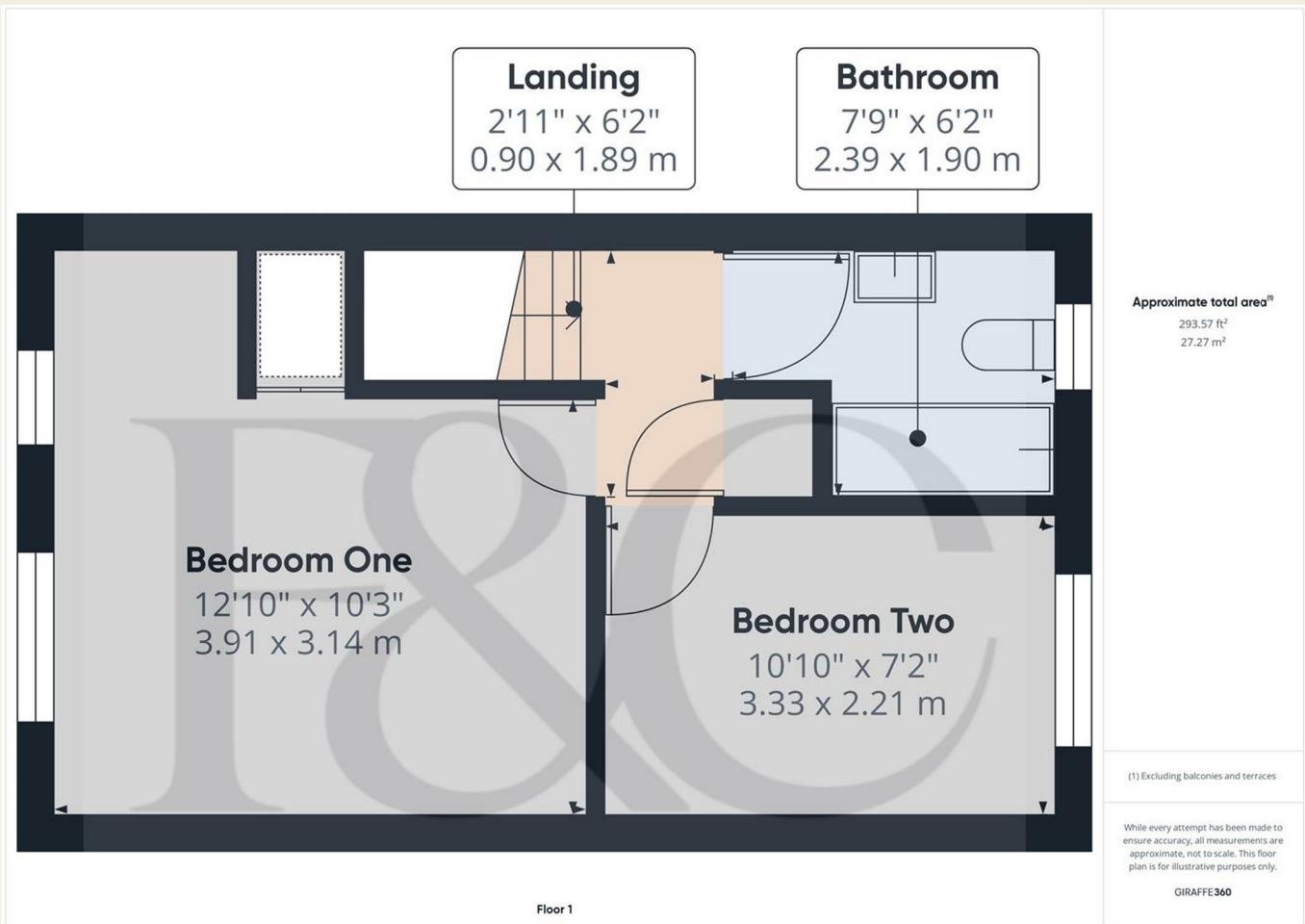


## Council Tax Band B



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### 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>88</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>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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