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2 Bed House - Semi-Detached

23 Station Road  
Duffield  
DE56 4EP

£1,250 Per Calendar Month

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**Fletcher  
& Company**

23 Station Road  
Duffield  
DE56 4EP



- A Fully Furnished Modern Semi Detached House
- Ideal For A Single Person Or Couple
- Redecorated Throughout
- Furnished Lounge and Study/Dining Area
- Two Furnished Bedrooms
- Modern Bathroom With 4 Piece Suite
- Driveway
- Enclosed Rear Patio
- Convenient for the Railway Station
- SECURITY DEPOSIT IS £1442.30

RE-DECORATED THROUGHOUT & FULLY FURNISHED - A well presented modern semi detached house conveniently positioned for access into Duffield, Duffield Station and all local amenities.

Accommodation includes a hallway, dining kitchen, Lounge with study or dining area off, two bedrooms and a bathroom with four piece suite. gas central heating and double glazing. Driveway and an enclosed rear paved patio.





## GROUND FLOOR

### Entrance Hall

Approached via a feature Oak entrance door and having a central heating radiator with stairs leading off to the first floor.

### Dining Kitchen

10'4"(max) x 9'2" (3.15m(max) x 2.79m)

Appointed with a range of modern base cupboards, drawers and eye level units with a complimentary roll top work surface over incorporating a stainless steel sink drainer unit and mixer tap over. Integrated appliances include a refrigerator, an electric oven, gas hob and extractor hood. Tiling to splashback areas, a tiled floor, double glazed window to the front and room for a dining table and chairs.

### Lounge

10'4" x 8'10" (3.15m x 2.69m)

Having a double glazed window to the rear and a radiator. Open plan to Dining/Study area.

### Dining/Study Area

7'3" x 7'0" (2.21m x 2.13m)

With UPVc double glazed French doors leading to the rear garden

## FIRST FLOOR

### Landing

Having a radiator and stairs leading to the first floor

### Bathroom

Appointed with a 4 piece white suite comprising a panelled bath, pedestal wash hand basin, low flush wc and a separate shower cubicle with tiling to splashback areas. With a double glazed window and a heated towel rail.

### Bedroom 1

10'4" x 8'10" (3.15m x 2.69m)

With a UPVc double glazed window to the rear and a radiator

## SECOND FLOOR

### Bedroom 2

10'8" x 7' 9" (3.25m x 2.13m 2.74m)

having a UPVc double glazed window to the rear and a radiator. A useful over stairs cupboard provides excellent storage space and the combination boiler serving domestic hot water and central heating system.

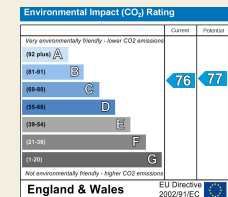
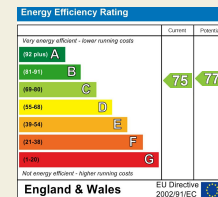
## OUTSIDE

To the front of the house is a block paved driveway providing off road parking for a vehicle. having an outside light. To the rear is an enclosed paved patio with fence to the surround

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