



## 2 Bed House - Semi-Detached

16 Castle View, Duffield, Belper DE56 4DN  
Offers Around £239,500 Freehold



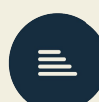
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- Ideal for First Time Buyer/Couple – No Chain
- Semi-Detached Home
- Ecclesbourne School Catchment Area
- A Short Walk to Duffield Village Amenities & Bus/Rail Services
- Lounge
- Kitchen/Dining Room
- Two Double Bedrooms & Bathroom
- South Facing Garden
- Driveway for Two/Three Cars
- Cul-de-Sac Location

ECCLESBOURNE SCHOOL CATCHMENT AREA – A two-bedroom semi-detached house. With its prime location in Duffield, residents will find themselves just a stone's throw away from local shops, as well as excellent bus and train services.

The accommodation offers a lounge, kitchen/dining room, two generously sized bedrooms and bathroom. One of the standout features of this home is the south-facing garden, which bathes in sunlight throughout the day.

Additionally, the property includes a driveway that accommodates up to three vehicles, providing ample parking for residents and visitors alike.

No Chain Involved.

#### 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 entrance door.



## Lounge

14'8" x 13'6" (4.49 x 4.12)

With fireplace with gas fire, radiator, understairs storage cupboard, sealed unit double glazed window to front and staircase leading to first floor.



## Kitchen/Dining Room

13'6" x 9'3" (4.13 x 2.83)

With one and a half sink unit with mixer tap, wall and base cupboards with matching worktops, plumbing for automatic washing machine, space for fridge/freezer, wall mounted Worcester boiler, tile flooring, radiator, two sealed unit double glazed windows to rear and half glazed door giving access to south facing rear garden.



### First Floor Landing

6'1" x 3'2" (1.87 x 0.98)

With built-in storage cupboard and access to roof space.

### Double Bedroom One

13'1" x 10'3" (3.99 x 3.13)

With built-in cupboard, radiator, two sealed unit double glazed windows and internal panelled door.



### Double Bedroom Two

11'2" x 7'1" (3.42 x 2.17)

With radiator and sealed unit double glazed window to rear.



## Bathroom

7'9" x 6'2" (2.37 x 1.88)

With bath with Mira shower over with shower screen door, pedestal wash handbasin, low level WC, tile splashbacks, radiator and sealed unit double glazed window to rear.



## Garden

To the rear of the property is a south facing enclosed rear garden with patio and fencing.



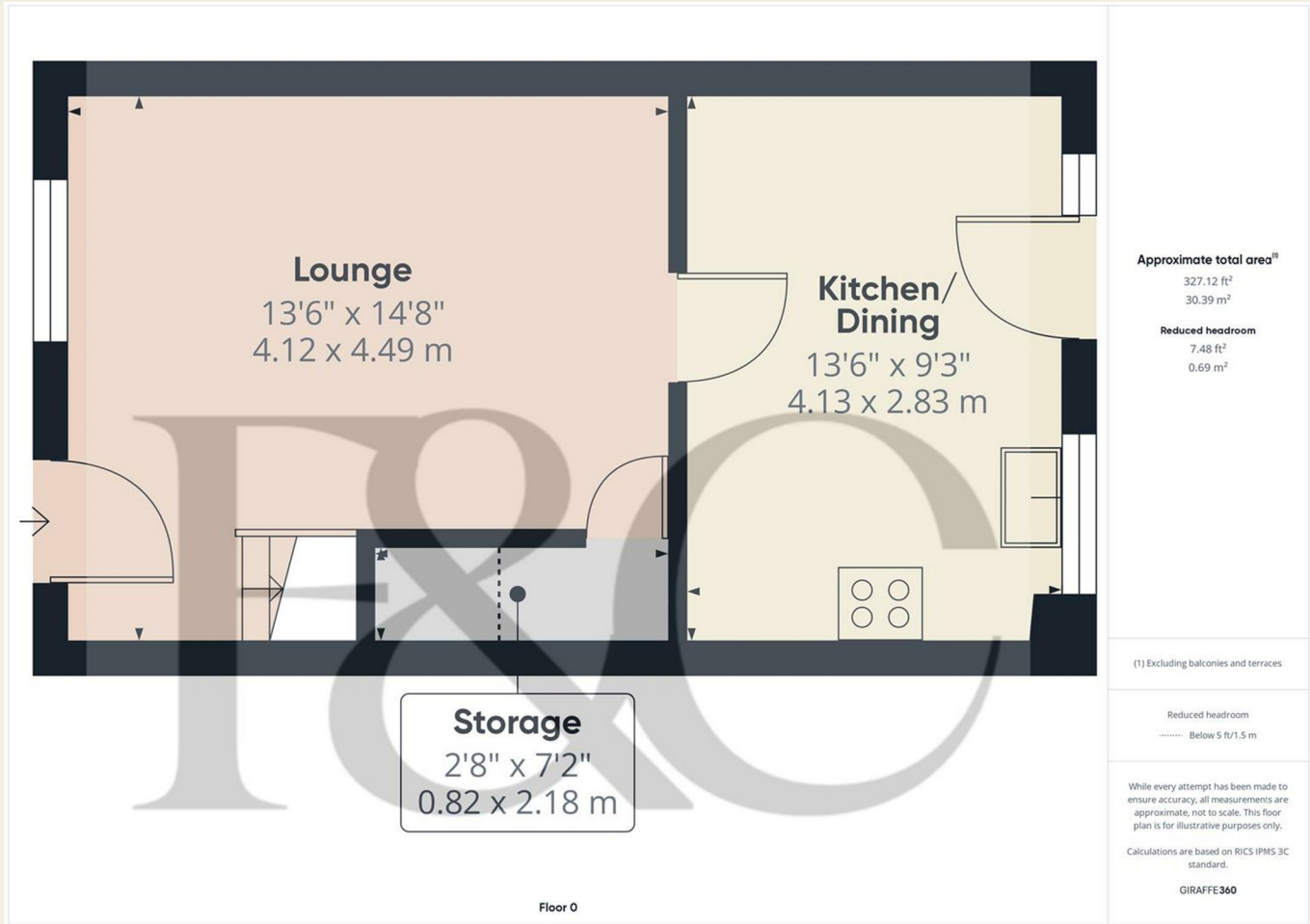
## Driveway

To the front and side of the property is block paved driveway providing car standing spaces for two/three vehicles.



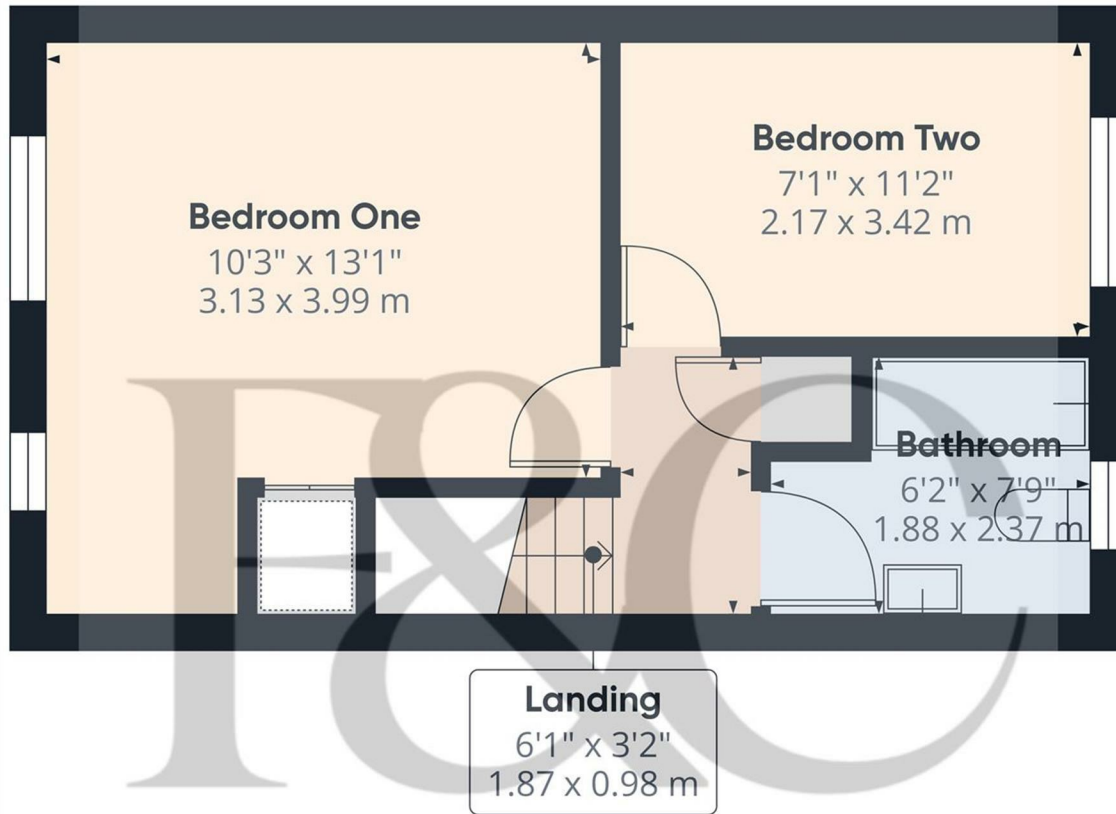
## Council Tax Band - C

Amber Valley



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Approximate total area<sup>(1)</sup>  
300.32 ft<sup>2</sup>  
27.9 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.

Calculations are based on RICS IPMS 3C standard.


GIRAFFE360

Floor 1

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</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 

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

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 

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