



## 3 Bed Cottage - Detached

26 King Street, Duffield, Belper DE56 4EU

Offers Over £499,950 Freehold



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**Fletcher  
& Company**

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- Charming Stone Detached Cottage
- Ecclesbourne School Catchment Area
- Located in the Heart of Duffield Village
- Lounge & Snug
- Kitchen & Dining Room
- Three Bedrooms & Bathroom/Wet Room
- Private Garden
- Home Office/Pod
- No Chain Involved
- Viewing Essential - Beautifully Presented - Character Features

ECCLESBOURNE SCHOOL CATCHMENT AREA - Nestled in the heart of Duffield Village, this charming stone detached cottage offers a delightful blend of character and modern living.

One of the standout features of this cottage is the private garden, a serene outdoor space ideal for enjoying the fresh air or hosting summer gatherings. Additionally, the property includes a home office pod, providing a dedicated area for work or study, which is increasingly valuable in today's world.

The picturesque setting of Duffield adds to the appeal, offering a friendly community atmosphere while being conveniently located for access to local amenities and transport links. This cottage is a perfect opportunity for those seeking a tranquil lifestyle in a charming village setting.

#### The Location

The village of Duffield provides an excellent range of amenities including a selection of shops, schools including the Meadows, William Gilbert primary school and the noted Ecclesbourne secondary school. Local recreational facilities within the village include squash, tennis, cricket, football, 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.

#### Accommodation

#### Ground Floor

## Lounge

12'8" x 9'3" (3.87 x 2.82)

With vaulted ceilings with spotlights to ceiling, two exposed beams, wood flooring, open square archway leading to kitchen and double glazed French doors opening onto garden.



## Snug

With stone fireplace with log burning stove with raised stone hearth, matching wood flooring, radiator, double glazed window, half glazed entrance door and staircase leading to first floor.



## Dining Room

23'11" x 9'9" (7.31 x 2.99)

With chimney breast with fireplace alcove, wood flooring, radiator, two double glazed windows and principle beam to ceiling.



## Kitchen

12'6" x 12'1" (3.83 x 3.70)

With single inset stainless steel sink unit with Chrome mixer tap, a good range of fitted base cupboards with quartz work tops, integrated Neff dishwasher, plumbing for automatic washing machine, Everhot cooker, matching wood flooring, spotlights to ceiling, principle beam to ceiling, fitted pantry cupboard, fitted shelving, two double glazed windows and stable door giving access to private garden.



### Cloakroom

5'9" x 2'2" (1.76 x 0.67)

With low level WC, wood flooring, wash basin, heated chrome towel rail/radiator and stripped latch door.

### First Floor Landing

10'4" x 3'2" (3.16 x 0.97)

With radiator and access to roof space.

### Bedroom One

11'9" x 11'7" (3.60 x 3.55)

With charming period style fireplace, exposed wood floors, fitted wardrobes, radiator, double glazed window and internal stripped latch door.



### Bedroom Two

10'6" x 10'5" (3.22 x 3.20)

With exposed wood floors, radiator, double glazed window and internal stripped latch door.

### Bedroom Three

13'1" x 7'7" (4.00 x 2.33)

With radiator, double glazed window and stripped latch door.





## Bathroom/Wet Room

9'1" x 5'9" (2.77 x 1.77)

With walk-in shower, wash basin, low level WC, tile splashbacks, tile flooring, illuminated wall mounted mirror bathroom cabinet, spotlights to ceiling, heated chrome towel rail/radiator, double glazed obscure window and internal stripped latch door.



## Garden

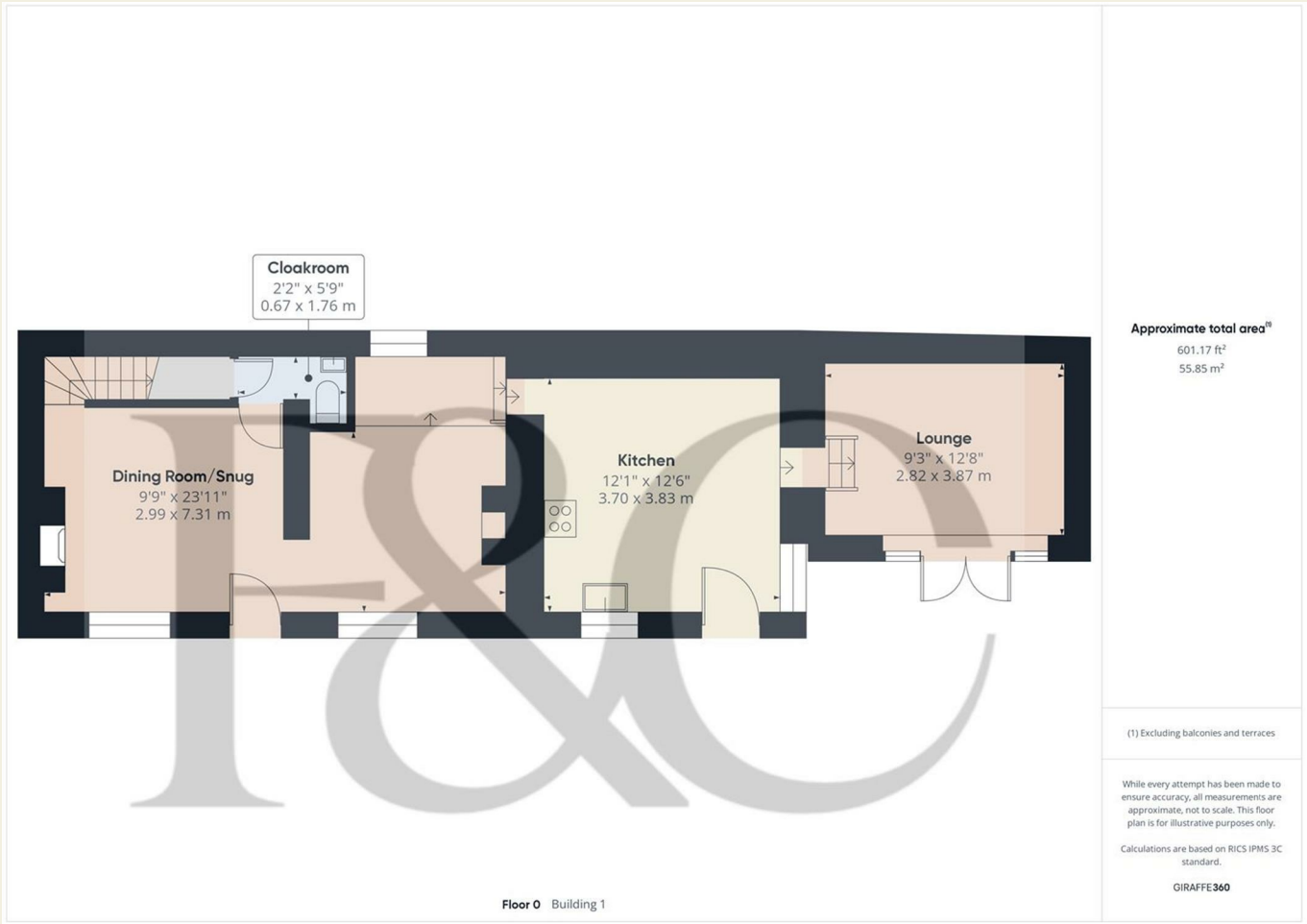
The property benefits from a generous sized, lawned garden with gravel area providing a pleasant sitting out and entertaining space complemented by a home office/pod.



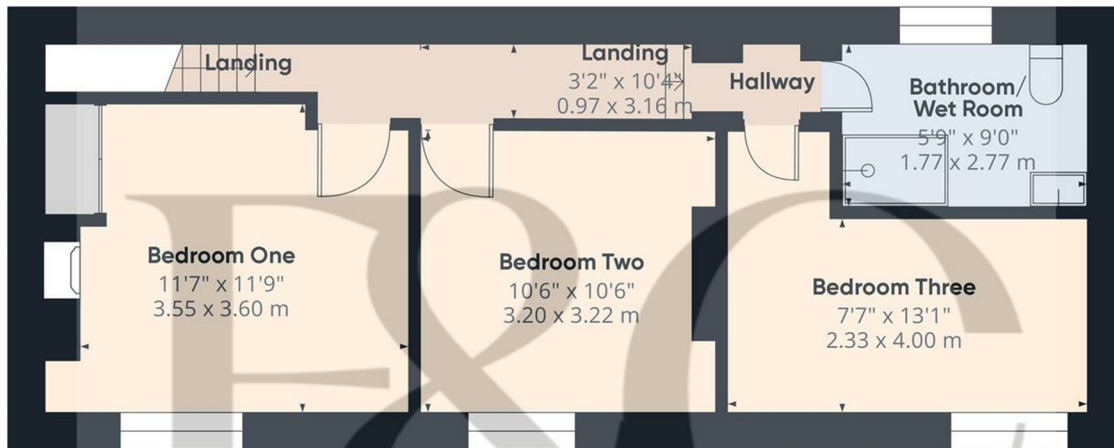
Home Office/Pod  
9'11" x 8'2" (3.03 x 2.50)  
With bi folding doors.



Council Tax Band D



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Approximate total area<sup>(1)</sup>  
472.52 ft<sup>2</sup>  
43.9 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.

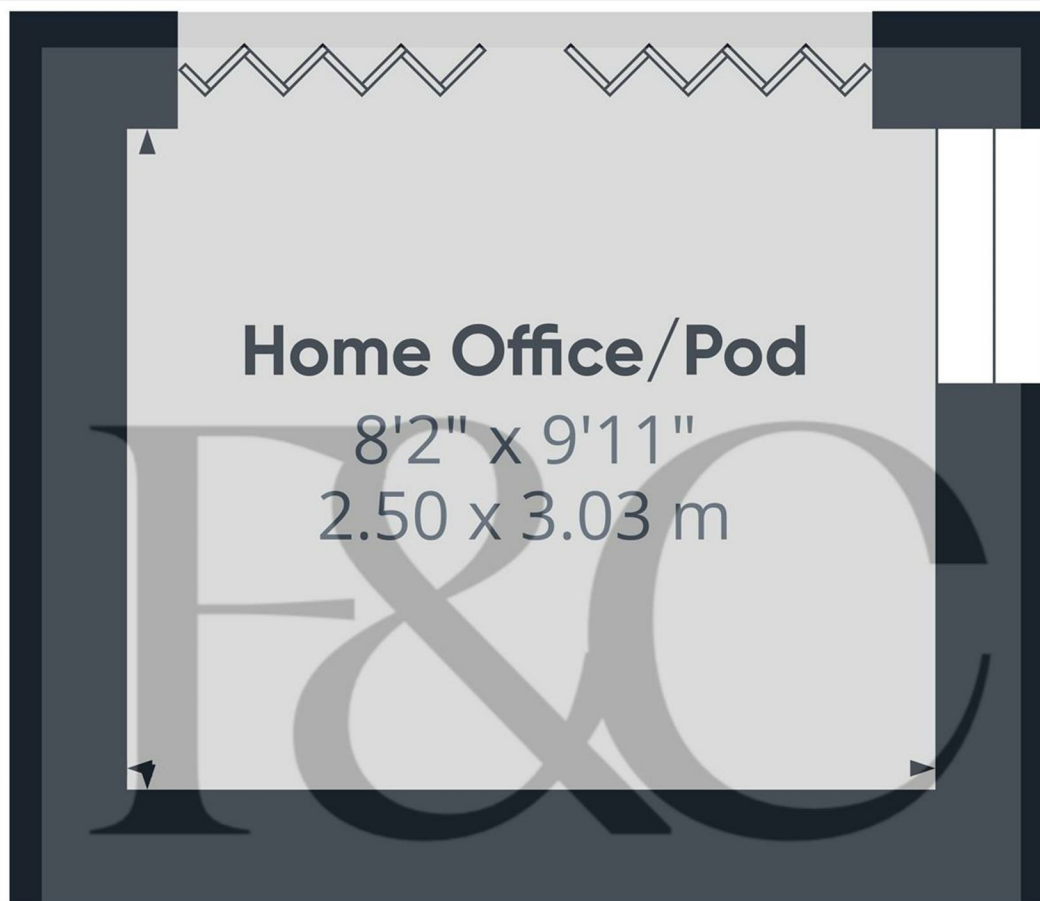
Calculations are based on RICS IPMS 3C standard.

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Floor 1 Building 1

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## Home Office/Pod

8'2" x 9'11"  
2.50 x 3.03 m

Approximate total area<sup>(1)</sup>  
85.68 ft<sup>2</sup>  
7.96 m<sup>2</sup>

(1) Excluding balconies and terraces


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Floor 0 Building 2

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
	56	85
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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