



2 Bed House - Terraced

29 Tamworth Street, Duffield, Belper DE56 4ER

Offers Around £229,950 Freehold



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**Fletcher
& Company**

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- Highly Appealing Terraced Cottage
- Ecclesbourne School Catchment Area
- A Short Walk into Duffield Village - Excellent Amenities
- Potential to Extend to the Rear (Subject to Planning Permission)
- Gas Central Heating & Double Glazing
- Lounge & Kitchen/Dining Room
- Two Bedrooms & Bathroom with Shower
- Private Garden
- Garden shed & Rear Bike/Workshop
- No Chain Involved

Tucked away in a delightful backwater location is this well maintained two bedroom terraced cottage situated within literally yards of the village centre and within the noted Ecclesbourne School catchment area. No Chain Involved.

Location

The village of Duffield is situated approximately 5 miles north along the main A6 arterial road and the village in turn has an excellent range of local shops, public houses, restaurants, supermarket, tennis and squash club, Chevin golf club, recreational facilities including the Eyes Meadow Nature reserve. Local primary schools include William Gilbert Endowed School, Meadows Primary School and the well-known Ecclesbourne Secondary School. Duffield is also positioned along the East Midlands Mainline and is within easy reach of famous attractions such as Chatsworth House and the historic spa town of Matlock.

Entrance Hall

7'8" x 2'9" (2.36 x 0.85)

With entrance door and staircase leading to first floor.

Lounge

12'7" x 9'5" (3.85 x 2.89)

With exposed brick chimney breast incorporating display fireplace alcove, radiator, wall lights and double glazed window with fitted blind with aspect to front.



Kitchen/Diner

12'7" x 8'1" (3.84 x 2.48)

With sink with mixer tap, wall and base fitted units, worktops, gas cooker, plumbing for dishwasher, tile splashbacks, tile flooring, radiator and double glazed window.



Utility Cupboard

7'11" x 2'11" (2.43 x 0.90)

With plumbing for automatic washing machine and boiler.

Rear Hall

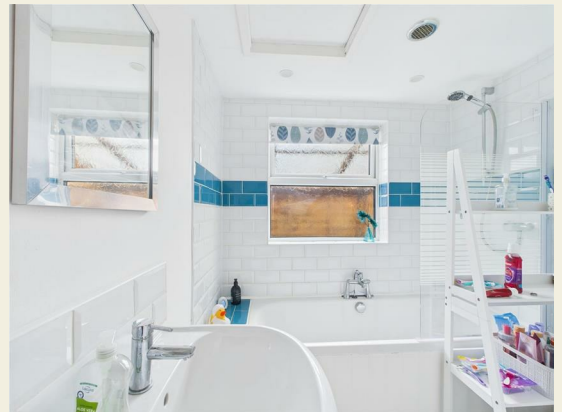
3'4" x 2'11" (1.02 x 0.91)

With door giving access to private garden.

Bathroom

8'5" x 6'3" (2.58 x 1.93)

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



First Floor Landing

8'1" x 5'4" (2.47 x 1.65)

Bedroom One

15'5" x 9'4" (4.71 x 2.86)

With radiator and double glazed window.



Bedroom Two

9'3" x 8'1" (2.83 x 2.48)

With radiator and double glazed window to rear.



Front Garden

The property is set back from the pavement to edge behind a well-stocked fore-garden with natural, dressed, stone coursed wall.



Rear Garden

To the rear of the property is a level, manageable, private, enclosed rear garden with a variation of shrubs, plants, trees and artificial turf.



Garden Shed

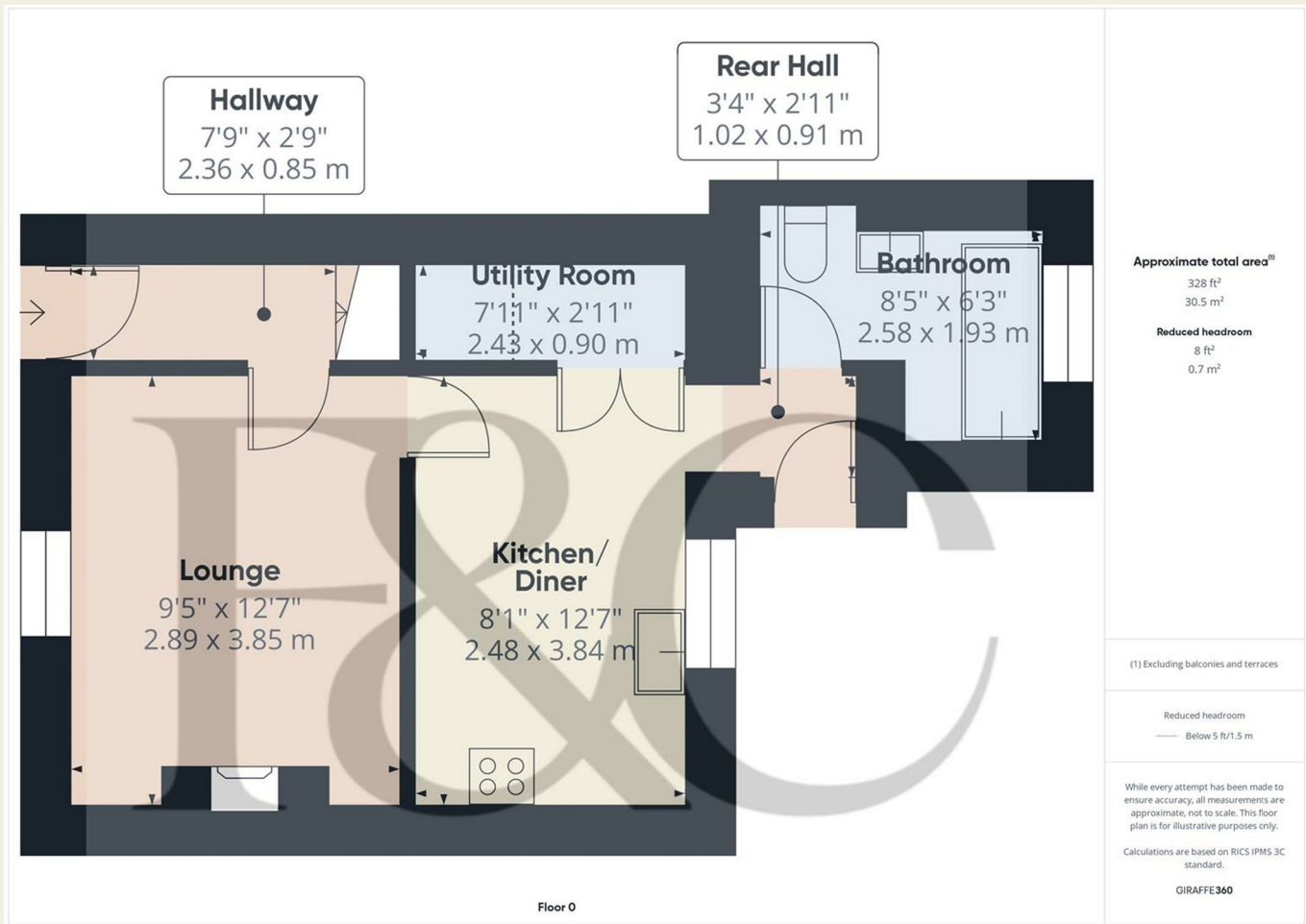


Rear Bike/Workshop



Council Tax - B
Amber Valley





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Floor 1

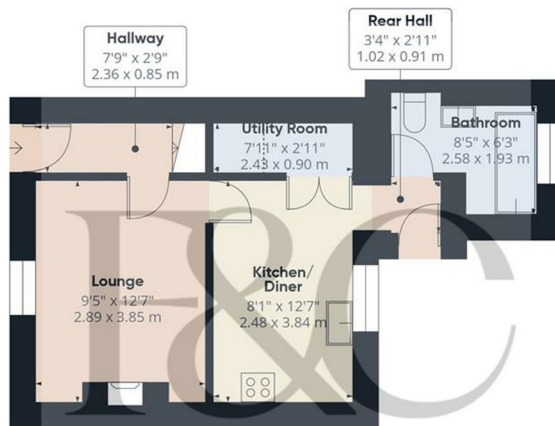
Approximate total area^m
257 ft²
23.9 m²

(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 0



Floor 1

Approximate total area⁽¹⁾

585 ft²
54.4 m²

Reduced headroom

8 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom


Below 5 ft/1.5 m

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
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