



## 2 Bed House - Semi-Detached

4, Orchard Cottages Tamworth Street, Duffield, Belper DE56 4FB  
Offers Around £279,950 Freehold



**Fletcher  
& Company**

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- Ecclesbourne School Catchment Area
- Superb Position – Close To Village Amenities
- Lounge with Cast Iron Log Burner
- Open Plan Living Kitchen/Dining Room
- Two Double Bedrooms & Family Bathroom
- Useful Attic Room ( potential loft conversion )
- Block Paved Driveway – off Road Car Parking
- Excellent Potential To Be Improved
- Popular Village Location
- Nicely Tucked Away off Tamworth Street in Duffield – Cul-de-Sac Location

ECCLESBOURNE SCHOOL CATCHMENT AREA – Superbly positioned, two double bedroom (plus attic room), semi-detached residence tucked away off Tamworth Street in Duffield.

The property is gas central heated and double glazed with entrance hall, lounge to front, open plan living kitchen/dining room, two double bedrooms, family bathroom and staircase to useful attic room with potential for a loft conversion ( subject to planning permission ).

The property benefits from a block paved driveway providing off-road car parking. To the rear is a pleasant garden with patio, lawn, herbaceous borders and hedging.

#### The Location

The property is set in highly desirable Duffield with the popular Ecclesbourne Secondary School. There are also two highly regarded primary schools in the village. There is a vibrant high street with a varied selection of shops, restaurants, pubs and wine bar. There is also a golf course, tennis/squash club and recreational cricket ground. A regular bus service runs along the A6 between Derby and Belper and there are pleasant walks in the surrounding open countryside.

#### Accommodation

##### Entrance Hall

7'11" x 6'4" (2.43 x 1.94)

A panelled entrance door provides access to hallway, central heating radiator, dado rail and staircase to first floor.

##### Lounge

12'0" x 11'4" (3.67 x 3.47)

Featuring exposed brick chimney breast, brick hearth, cast iron log burner, central heating radiator, decorative coving and window to front and side.



### Open Plan Kitchen/Dining Room

18'9" x 14'9" (5.74 x 4.52)

With feature exposed brick hearth, stone lintel, cast iron log burner and window to rear.



### Kitchen

Featuring preparation surface, inset sink unit, fitted base cupboards and drawers, complimentary wall mounted cupboards, appliance space suitable for fridge/freezer, free standing cooker, washing machine, wall mounted boiler, window to side and rear and panelled and glazed door to garden.

### First Floor Accommodation

Having a semi-galleried landing, feature balustrade, dado rail and double glazed window to side.

### Bedroom One

12'1" x 11'8" (3.69 x 3.57)

With central heating radiator, fitted wardrobe, dado rail, decorative coving and window to front.



### Bedroom Two

11'5" x 11'0" (3.50 x 3.37)

With central heating radiator, fitted cupboard and window to rear.



### Bathroom

11'5" x 6'6" (3.50 x 1.99)

Comprising a white suite, low flush WC, pedestal wash handbasin, panelled bath, separate shower cubicle, central heating radiator and windows to side and rear.



### Attic Room

16'9" x 7'6" (5.12 x 2.29)

Inner Landing leads to staircase to useful attic room with two feature exposed purlins, storage space to eaves and two velux windows to rear. ( potential loft conversion subject to planning permission ).



### Outside

The property is tucked away towards the end of Orchard Cottages off Tamworth Street, set back behind lawned fore garden and block paved driveway. To the rear is a patio, lawn, herbaceous borders and pleasant views over neighbouring gardens.

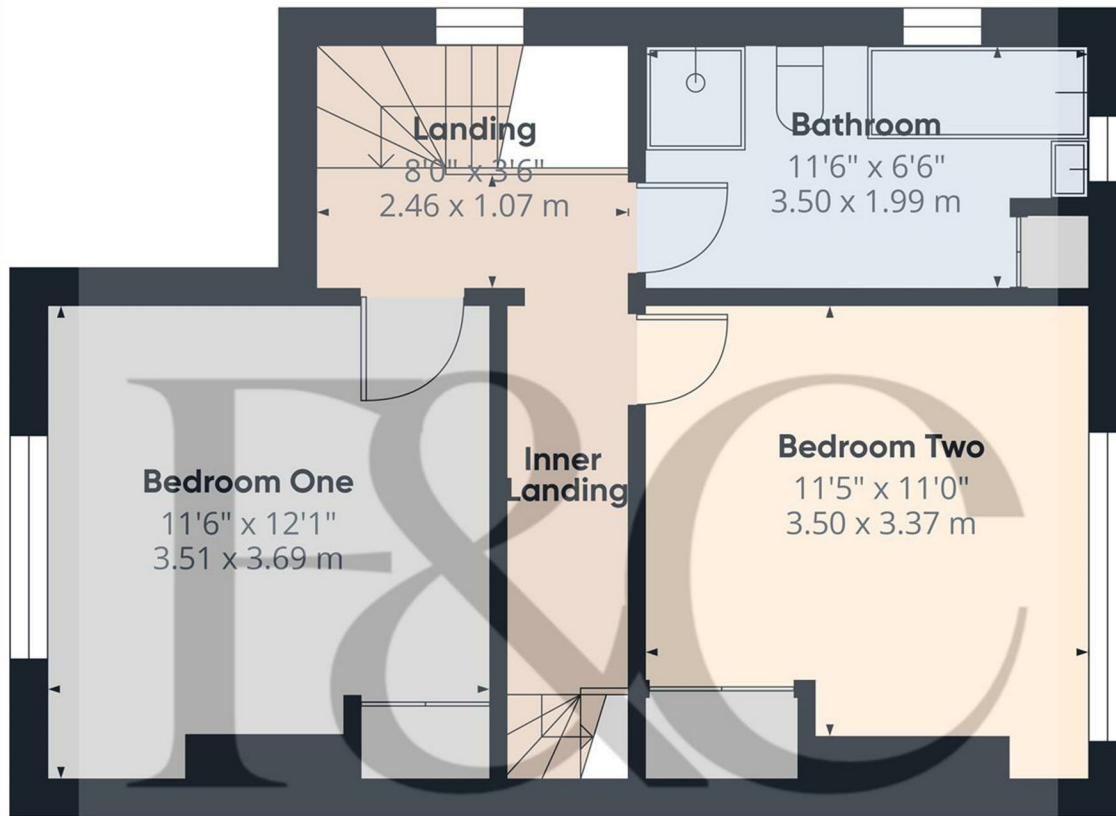


### Council Tax Band B

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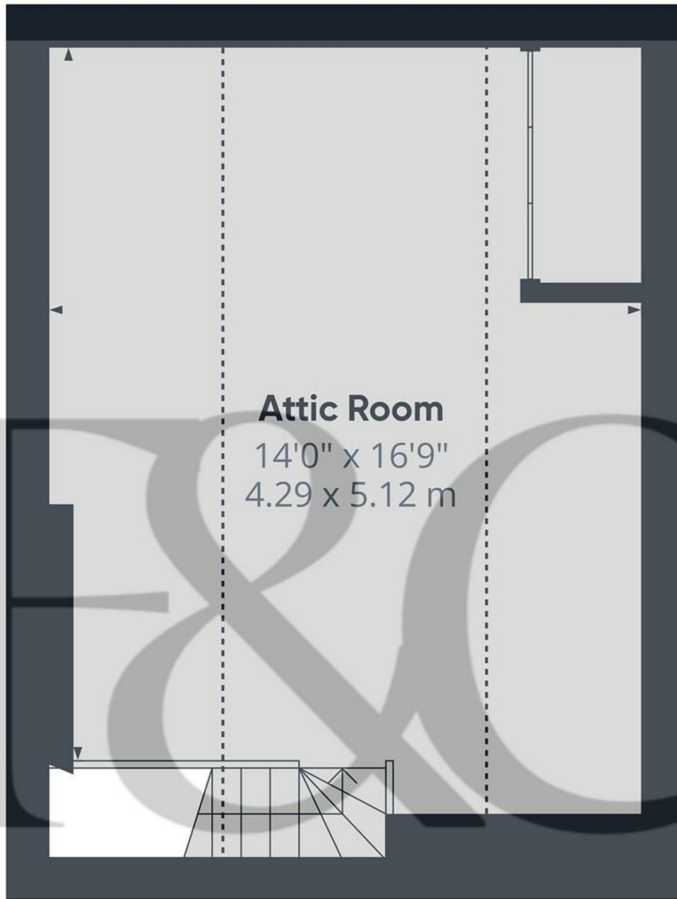
Floor 1

Approximate total area<sup>(1)</sup>  
408 ft<sup>2</sup>  
37.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 2

**Approximate total area<sup>(1)</sup>**

235 ft<sup>2</sup>  
21.8 m<sup>2</sup>

**Reduced headroom**

128 ft<sup>2</sup>  
11.9 m<sup>2</sup>

(1) Excluding balconies and terraces

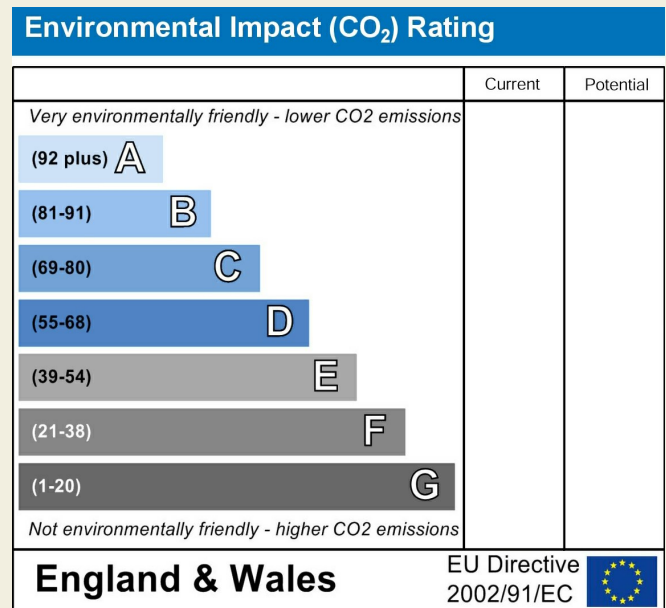
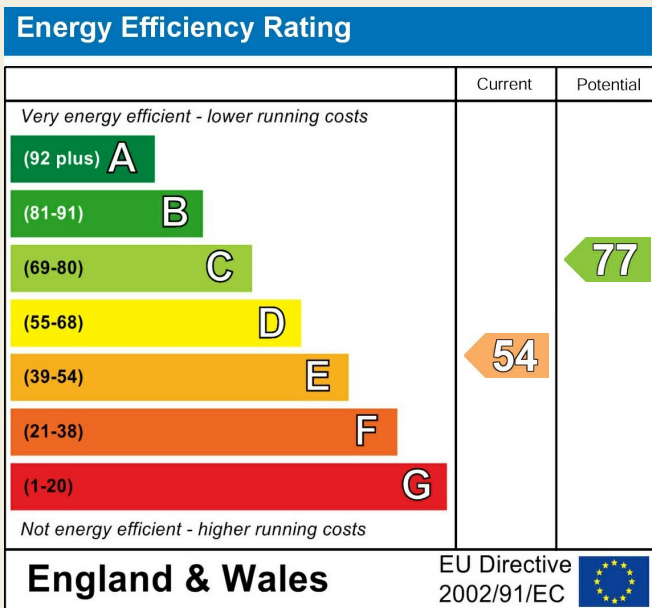
**Reduced headroom**

Below 5 ft/1.5 m

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