



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)

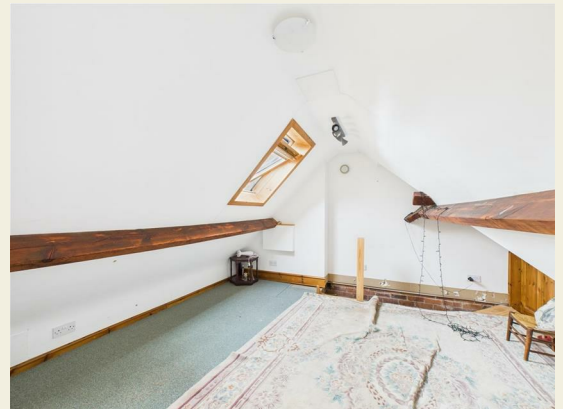
Comprising a white suite, low flush WC, pedestal wash handbasin, panelled bath, separate shower cubicle, central heating radiator and windows to side and rear.



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.

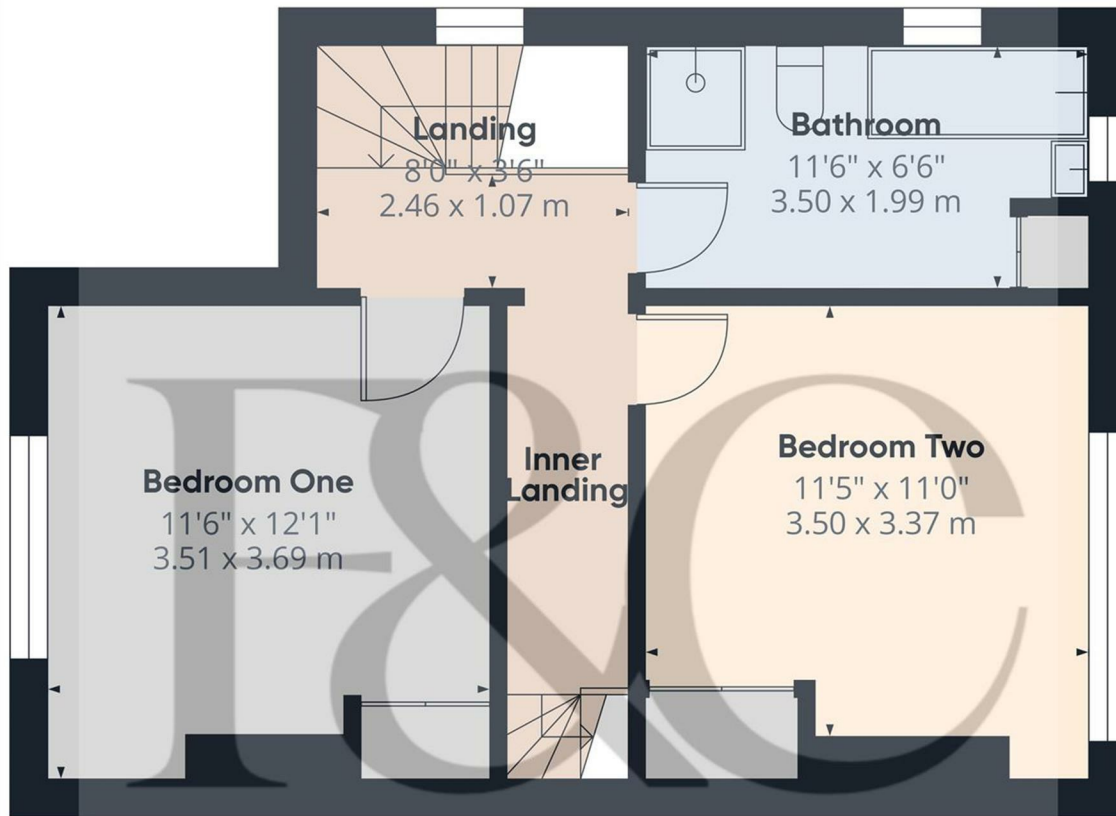


Council Tax Band B

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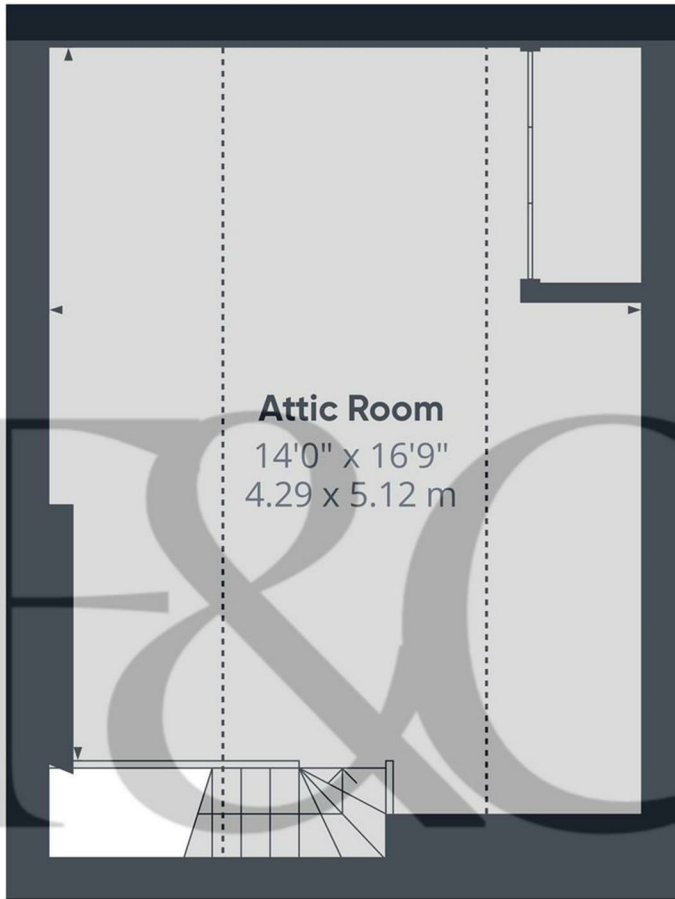
Floor 1

Approximate total area⁽¹⁾
408 ft²
37.9 m²

(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⁽¹⁾

235 ft²
21.8 m²

Reduced headroom

128 ft²
11.9 m²

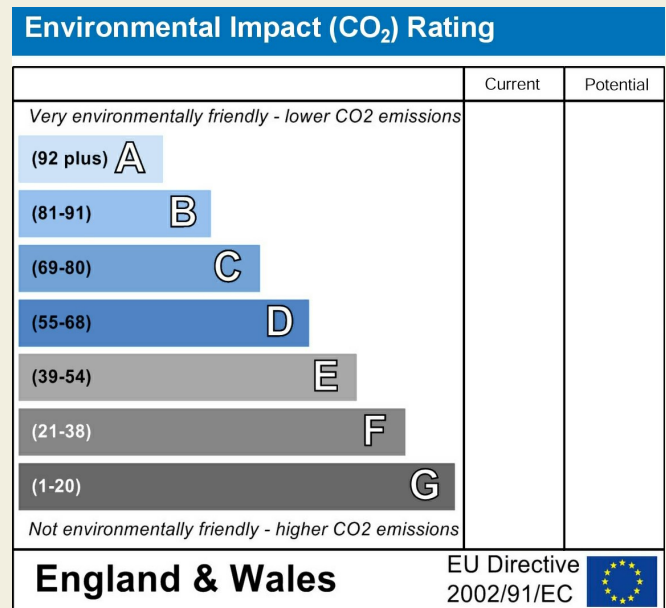
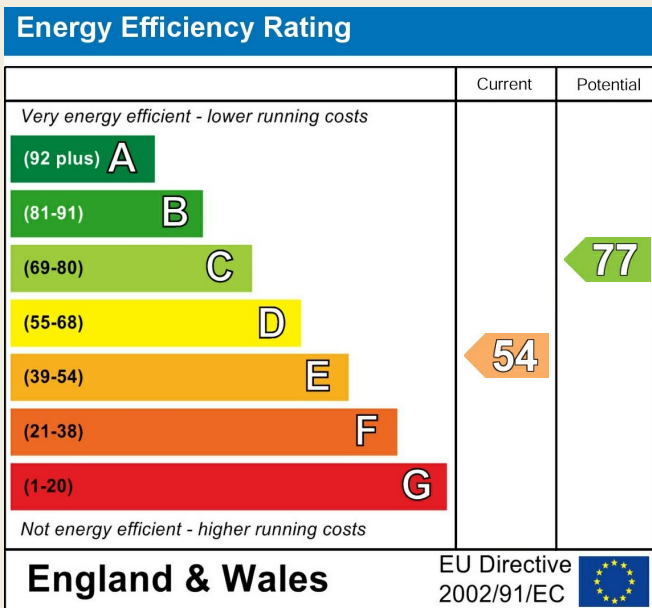
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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