



## 2 Bed Cottage - Detached

3 Chapel Street, Duffield, Belper DE56 4EQ  
Offers Around £375,000 Freehold



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# Fletcher & Company

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- Stone Detached Property - Residential / Commercial Use
- Close Proximity to a Fantastic range of Local Amenities
- Lounge & Snug/Study
- Kitchen & Dining/Family Room
- Two Double Bedrooms & Bathroom/Shower Room
- Small Courtyard Garden
- Block Paved Driveway For Two/Three Cars
- Original Character Features
- No Chain Involved - Ecclesbourne School Catchment Area
- Located in the Heart of Duffield Village

Stone detached cottage located within Duffield village and positioned within close proximity to a fantastic range of local amenities and within a short walking distance to the train/bus service.

### 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

##### Entrance Hall

11'0" x 3'0" (3.37 x 0.92)

With panelled entrance door, quarry tile flooring, spotlights to ceiling and staircase leading to first floor.

##### Lounge

15'1" x 10'11" (4.62 x 3.35)

With charming fireplace, quarry tiled flooring, exposed stone wall, spotlights to ceiling, two column style radiators, sash period style window to front with original internal shutters and open square wide archway.



### Snug/Study

14'11" x 8'3" (4.57 x 2.53)

With column style radiator, spotlights to ceiling and sash period window to front with original internal shutters.



### Dining/Family Room

12'6" x 7'9" x 6'4" x 5'4" (3.82 x 2.37 x 1.95 x 1.63)

With tile flooring with underfloor heating, vaulted ceiling, spotlights to ceiling, exposed stone wall, multi-pane sash style window to rear and door giving access to courtyard garden.



### Kitchen

11'4" x 6'8" (3.46 x 2.04)

With one and a half stainless steel sink unit with mixer tap, fitted base cupboards, worktop, central heating boiler, tiled flooring, column style radiator, multi-pane character window to rear, spotlights to ceiling and internal latch door.



### Understairs Storage/Pantry

5'4" x 2'7" (1.64 x 0.79)

With quarry tile flooring.

### First Floor Landing

5'2" x 4'3" (1.58 x 1.32)

With multi-pane character window to rear.

### Double Bedroom One

15'0" x 11'0" (4.59 x 3.36)

With charming period style fireplace, two column style radiators, multi-pane sash style window to front and internal panelled door.



### Double Bedroom Two

15'7" x 8'4" (4.75 x 2.56)

With charming period style fireplace, two column style radiators, multi-pane sash style window to front and internal panelled door.



### Bathroom/Shower Room

11'6" x 8'8" (3.53 x 2.66)

With separate shower cubicle with chrome fittings including shower, pedestal wash handbasin, low level WC, space for bath, column style radiator, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator and double glazed multi-pane window with internal plantation shutters.



### Box Room/Store

5'9" x 3'0" (1.77 x 0.92)

Providing storage.

### Small Courtyard Garden

16'5" x 7'4" (5.00m x 2.24m)

A low maintenance, enclosed garden area ( 5m x 2.24m ) with outside light, power socket, cold water tap and side access gate.

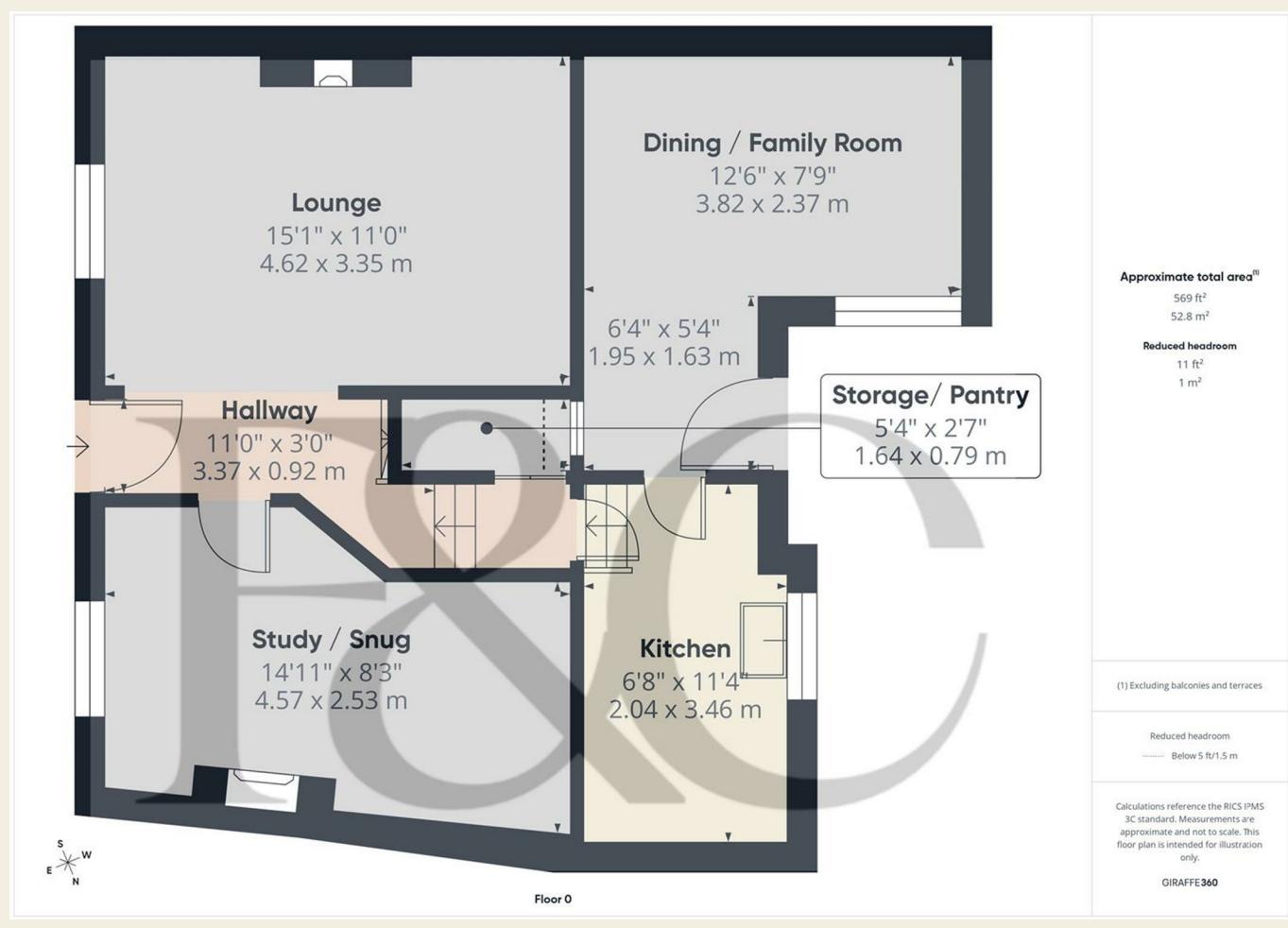


## Driveway

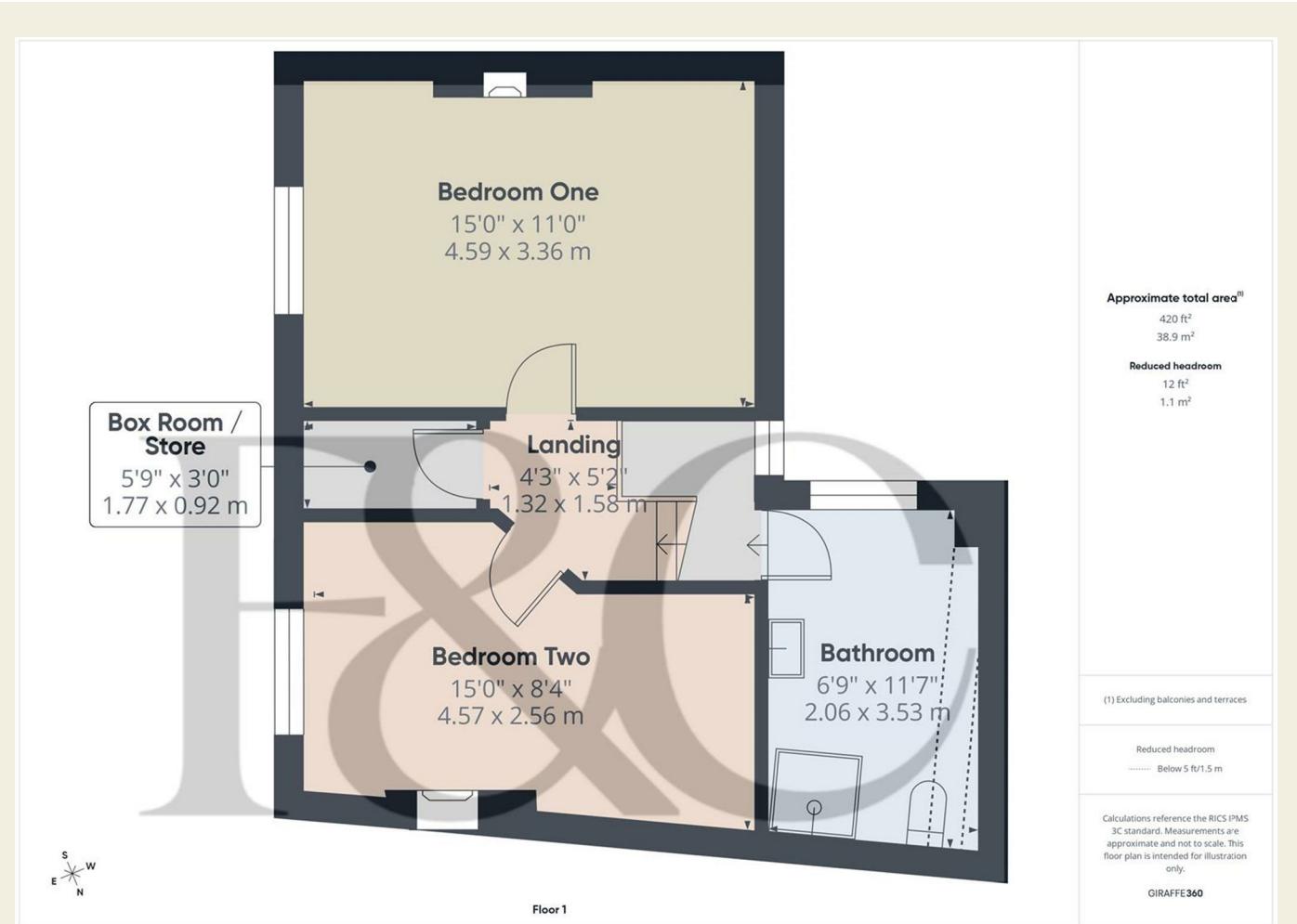
To the front of the property there is a double width block paved driveway providing car standing spaces for two/three cars with attractive natural stone walling.



Council Tax Band  
To Be Confirmed



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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	