



4 Bed House

60 Town Street, Duffield, Belper DE56 4GG
Offers Around £600,000 Freehold



Fletcher
& Company

www.fletcherandcompany.co.uk

- Impressive Late Victorian Town House of Style and Character - Rare Opportunity
- Ecclesbourne School Catchment Area - Prime Position in the Heart of Duffield
- Tastefully Decorated & Well Maintained Throughout - Many Features
- Vestibule, Hallway with Staircase, Cloakroom/W.C.
- Lounge, Dining Room, Breakfast Room
- Well Appointed Kitchen with Appliances & Utility
- Four Double Bedrooms - Family Bathroom & Wet Room
- West Facing Garden with Garden Store
- Paved Driveway - off Road Car Parking
- Pleasant Open View To Front - Far Reaching Views - No Chain Involved

ECCLESBOURNE SCHOOL CATCHMENT AREA - Nestled in the heart of Duffield, this impressive late Victorian four bedroom town house offers a rare opportunity for those seeking a blend of style and character. The prime position on Town Street places you within easy reach of local amenities, making it an ideal choice for families and professionals alike.

The Location

The village of Duffield is extremely sought after with an excellent range of amenities including a varied selection of shops and schools including The Meadows and William Gilbert Primary Schools and the noted Ecclesbourne Secondary School. There is a regular train and bus service to Derby City Centre which lies some five miles to the south of the village. The thriving market town of Belper is situated three miles north of the village and provides a more comprehensive range of shops and leisure facilities. Local recreational facilities within the village include squash, tennis, football, cricket and Chevin golf course.

Accommodation

Vestibule

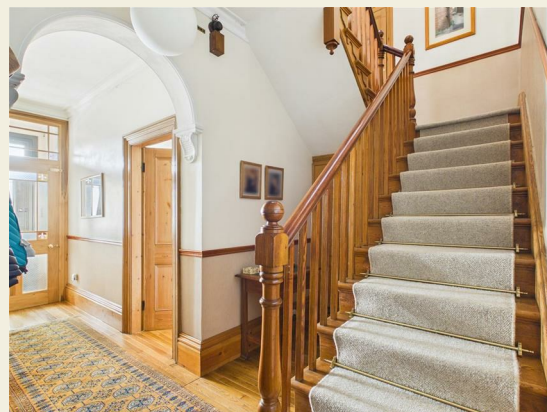
3'11" x 3'10" (1.20 x 1.18)

With half glazed entrance door with sealed unit double glazed window over, deep skirting boards and architraves, high ceiling, coving to ceiling, generous sized inset doormat, dado rail, charming pull bell and internal glazed door giving access to hallway.

Hallway

22'7" x 14'9" x 3'10" x 2'11" (6.90 x 4.52 x 1.17 x 0.90)

With deep skirting boards and architraves, high ceiling, coving to ceiling, period open archway, oak flooring, deep skirting boards and architraves, high ceiling, cast iron period style radiator and feature split-level staircase with attractive balustrade leading to first floor.



Cloakroom

6'3" x 2'5" (1.92 x 0.74)

With low level WC, fitted wash basin, fitted mirror, deep skirting boards, spotlights to ceiling, radiator, oak flooring and internal stripped panelled door.

Cupboard

10'8" x 2'10" (3.27 x 0.87)

With gas metre, electric consumer unit, fitted shelving, light and stripped internal panelled door.

Lounge

17'0" x 12'9" (5.20 x 3.89)

With chimney breast incorporating characterful fireplace with surrounds and hearth, deep skirting boards and architraves, high ceiling, coving to ceiling with centre rose, oak flooring, dado rail, cast iron period style radiator, open aspect to front, three matching sash period style windows to front with internal secondary double glazing and internal stripped panelled door.



Dining Room

14'8" x 10'8" (4.48 x 3.27)

With chimney breast with character fireplace with surrounds and hearth, original floor to ceiling stripped storage cupboard, deep skirting boards and architraves, high ceiling, coving to ceiling, picture rail, oak flooring, cast iron period style radiator, wall lights, sash period style window to rear with internal secondary double glazing and internal stripped panelled door.



Rear Hallway

9'10" x 2'10" (3.01 x 0.87)

With half glazed door giving access to garden, large inset door mat, deep skirting boards and architraves, high ceiling, original servant bells, tile floor area and internal stripped panelled door.

Breakfast Room

11'11" x 8'2" (3.64 x 2.49)

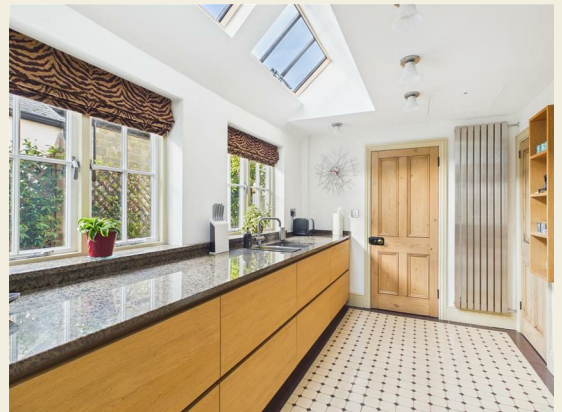
With two matching built-in floor to ceiling stripped storage cupboards, deep skirting boards and architraves, high ceiling, tile flooring, radiator, period style sash window to side with internal secondary double glazing and open square archway leading to kitchen.



Kitchen

11'11" x 9'11" (3.65 x 3.04)

With inset one and a half stainless steel sink unit with chrome mixer tap, a good range of fitted base storage cupboards with matching granite worktops, built-in four ring induction hob with extractor hood over, built-in electric fan assisted oven, built-in combination microwave oven, tile flooring, radiator, two matching multi-pane windows to side with granite sills, two attractive sealed unit double glazed skylight windows and built-in boiler cupboard housing the central heating boiler.



Utility

8'2" x 4'1" (2.50 x 1.25)

With plumbing for automatic washing machine, tile flooring, deep skirting boards, high ceiling, fitted shelving, period style sash window to side with fitted blind and internal stripped panelled door.

First Floor Landing

27'3" x 2'11" (8.32 x 0.91)

With deep skirting boards and architraves, high ceiling, coving to ceiling, cast iron period style radiator, built-in storage cupboard with stripped doors and continuation of the staircase with attractive balustrade leading to the second floor.



Bedroom One

17'5" x 14'11" (5.31 x 4.56)

With chimney breast incorporating period style fireplace with surrounds and hearth, deep skirting boards and architraves, high ceiling, coving to ceiling, picture rail, open aspect to front, cast iron period style radiator, three matching sash windows with internal secondary double glazing and internal stripped panelled door.



Bedroom Two

15'1" x 10'8" (4.62 x 3.26)

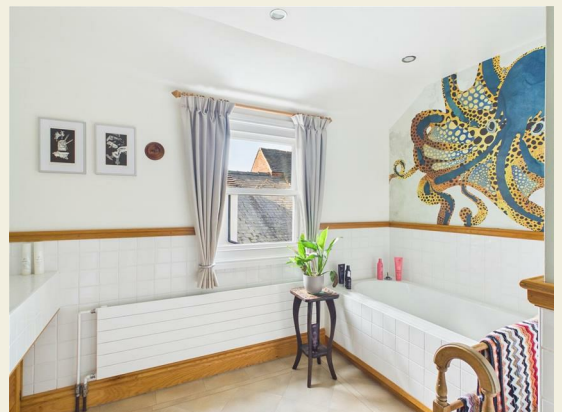
With chimney breast incorporating display period style fireplace and hearth, deep skirting boards and architraves, high ceiling, coving to ceiling, original floor to ceiling built-in cupboard with stripped doors, cast iron period style radiator, period sash style window to rear with internal secondary double glazing and internal stripped panelled door.



Family Bathroom

10'2" x 5'11" (3.12 x 1.81)

With bath with chrome mixer tap/hand shower attachment, fitted wash basin, tile splashbacks, tiled effect flooring, radiator, mirrors, spotlights to ceiling, sash period style window to side and stripped internal panelled door.



Airing Cupboard

4'6" x 3'8" (1.39 x 1.12)

Housing the high efficiency hot water cylinder, fitted shelving providing storage and light.

Separate WC

6'0"x 4'0" (1.83x 1.23)

With low level WC, fitted wash basin, tiled effect floor, radiator, period style sash window to side and internal stripped panelled door.

Second Floor Landing

6'9" x 3'3" (2.07 x 1.00)

With beam, attractive balustrade, built-in storage cupboard and skylight.

Bedroom Three

17'3" x 15'3" (5.27 x 4.66)

With chimney breast with period style fireplace with surrounds and hearth, deep skirting boards and architraves, high ceiling, exposed timbers, column style radiator, beautiful open views to front, sealed unit double glazed window and internal stripped panelled door.



Bedroom Four

14'2" x 12'7" (4.33 x 3.85)

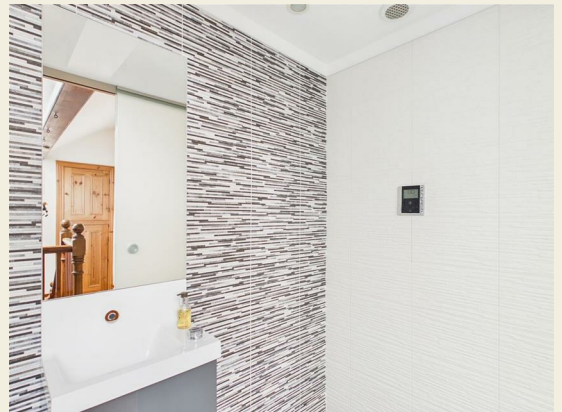
With chimney breast with period style fireplace with surrounds and hearth, deep skirting boards and architraves, high ceiling, exposed beam, storage into eaves, column style radiator, original floor to ceiling built-in cupboard, sealed unit double glazed window to rear and internal stripped panelled door.



Wet Room

6'7" x 3'2" (2.03 x 0.97)

With shower, wash basin, low level WC, fully tiled walls, tile flooring, spotlights to ceiling, mirror, radiator and obscure sliding door and glass.



Garden

The property is complemented by a low maintenance, attractive paved garden enjoying a warm westerly aspect with raised beds and enclosed by brick and stone walling.



Garden Store

8'4" x 5'0" (2.55 x 1.53)

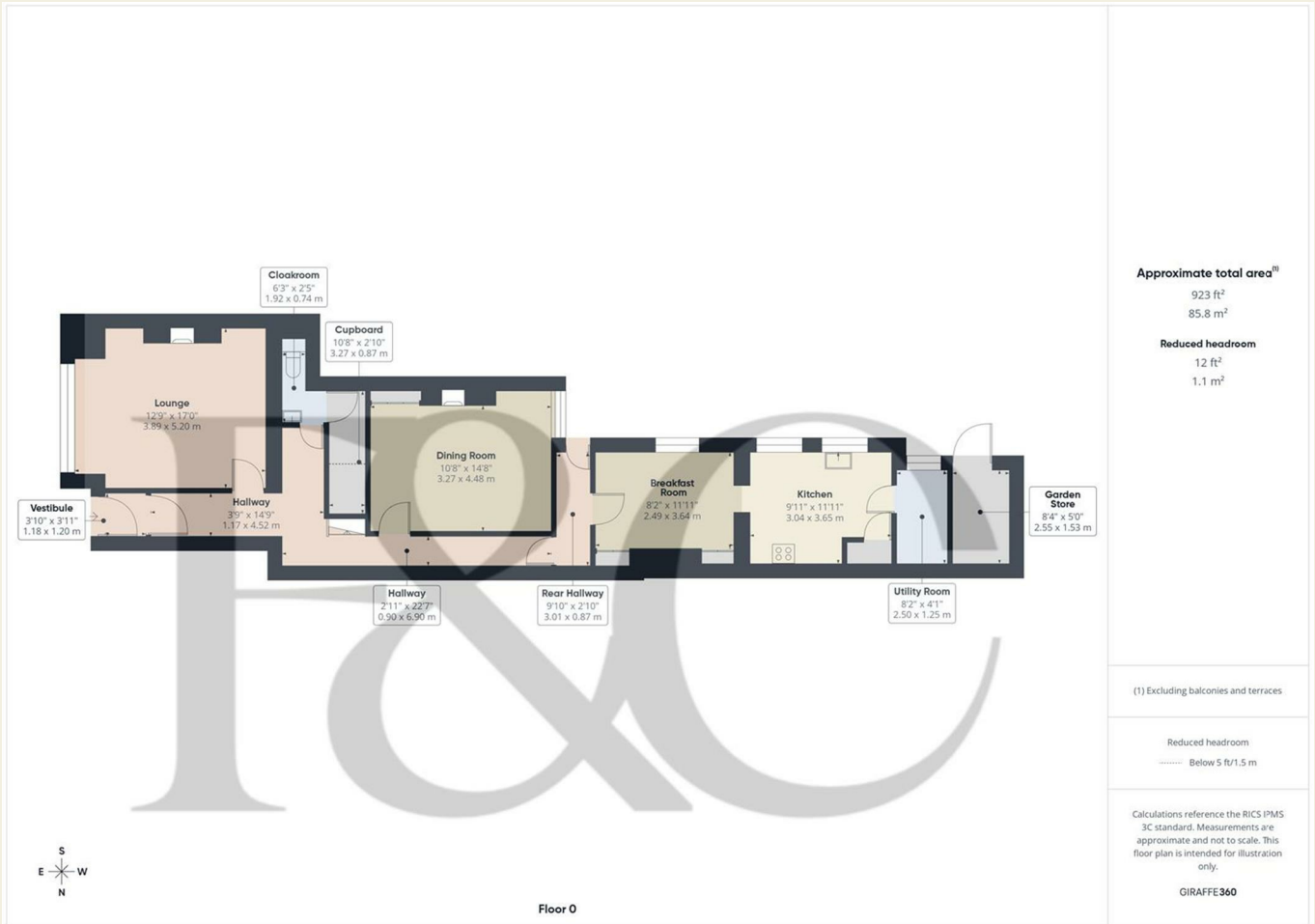
With latch door.



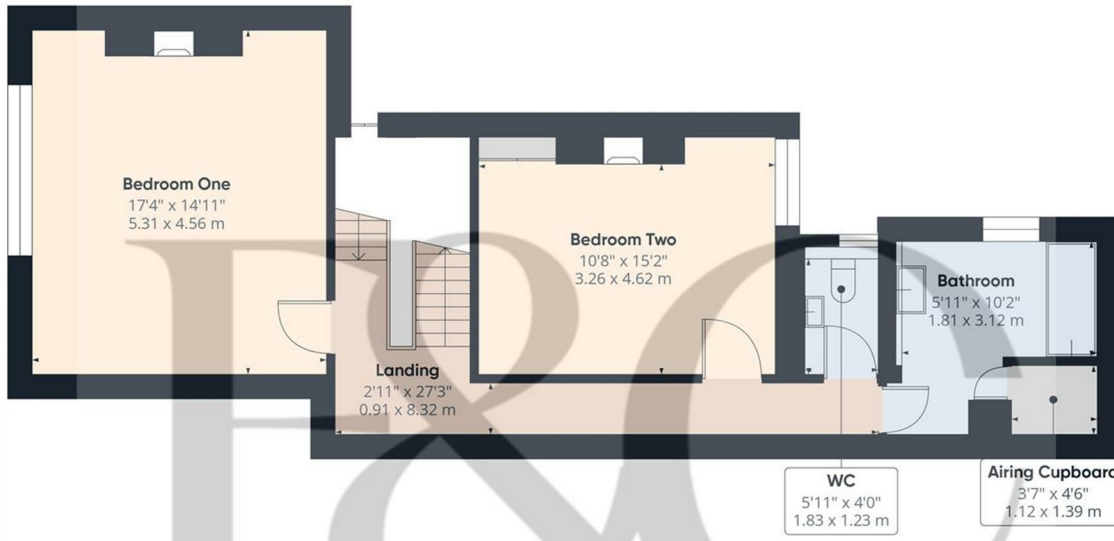
Driveway

To the front of the property is a paved driveway providing off-road car parking for one car, complemented by black painted wrought iron railings and inset beds.





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Approximate total area^m
 658 ft²
 61.2 m²

(1) Excluding balconies and terraces

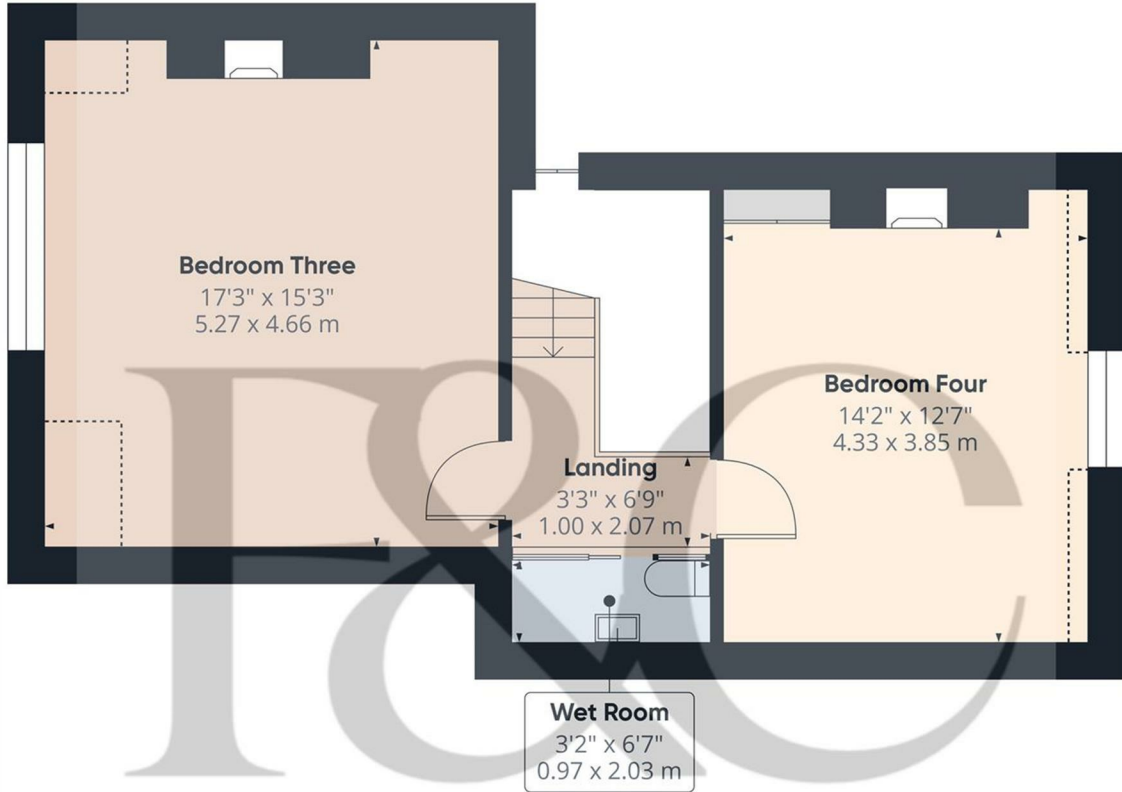
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

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Floor 2

Approximate total area⁽¹⁾
498 ft²
46.4 m²

Reduced headroom
22 ft²
2.1 m²

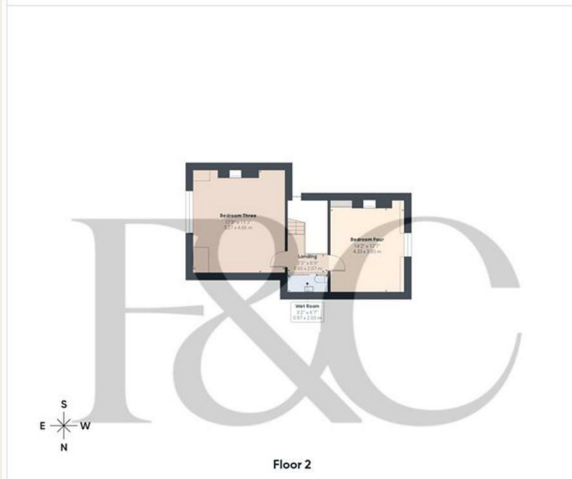
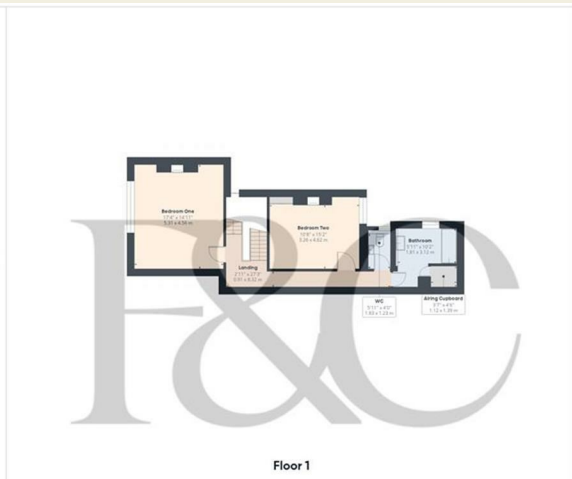
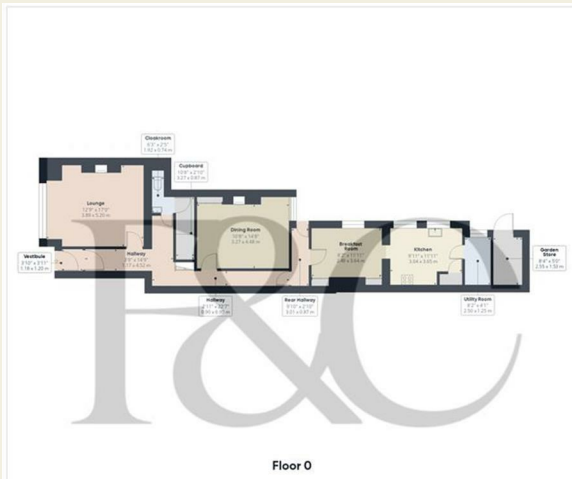
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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Approximate total area⁽¹⁾
 2079 ft²
 193.4 m²

Reduced headroom
 34 ft²
 3.2 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

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Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ 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 CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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