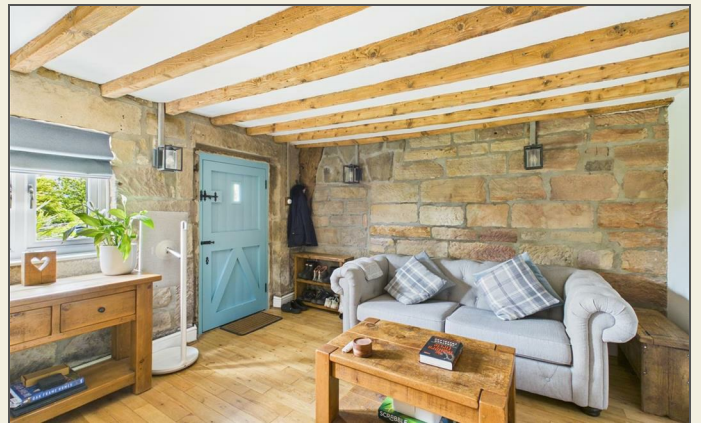




2 Bed Cottage

14 King Street, Duffield, Belper DE56 4EU
Offers Around £215,000 Freehold



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Fletcher
& Company

www.fletcherandcompany.co.uk

- Charming Stone Cottage in Duffield Village
- A Short Walk to Amenities – Shops, Pubs/Restaurants, Bus & Train Service
- Much Improved & Well-Presented Throughout
- Gas Central Heating & Double Glazing
- Charming Lounge with Log Burner
- Kitchen/Diner with French Doors to Garden
- Two Bedrooms & Shower Room
- Private Garden
- Special Elevated & Prominent Position – Far-Reaching Views to Front
- No Chain Involved

This charming stone cottage on King Street offers a delightful blend of character and modern improvements. The home is perfect for small families, couples, or those seeking a peaceful retreat.

The cottage has been improved, ensuring a comfortable living experience while retaining its traditional charm. Its special elevated position provides lovely views and a sense of tranquillity.

Convenience is at your doorstep, as the property is just a short walk away from local amenities, including shops, pubs, restaurants, bus and train services.

Offered for sale with no chain involved.

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, 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

Charming Lounge

12'7" x 11'11" (3.85 x 3.64)

With exposed brick chimney breast incorporating stone fireplace surround with log burning stove and raised stone hearth, solid oak wood flooring, character beams to ceiling, column style radiator, two feature exposed stone walls, built-in shelving, wall lights, double glazed window to front with fitted blind, far-reaching views to front, latch door giving access to staircase which leads to the first floor and attractive, painted entrance door.



Kitchen/Dining Room

16'8" x 7'8" (5.09 x 2.36)

Dining Area

With fitted breakfast bar, tile flooring, character beams to ceiling, open square archway leading to kitchen area and internal glazed door.



Kitchen Area

With single stainless steel sink unit with mixer tap, fitted base cupboards, worktops, built-in four ring electric hob, electric fan assisted oven, spotlights to ceiling, radiator, plumbing for automatic washing machine, space for tumble dryer, sealed unit double glazed windows and sealed unit double glazed French doors giving access to private garden.



Shower Room

7'6" x 4'6" (2.29 x 1.39)

With separate shower cubicle with shower, pedestal wash handbasin, low level WC, tile splashbacks, tile flooring, heated chrome towel rail/radiator, extractor fan and internal panelled door.



First Floor Landing

4'5" x 2'5" (1.37 x 0.76)

With feature exposed stone wall, access to roof space and built-in cupboard.

Bedroom One

12'8" x 10'4" (3.88 x 3.15)

With high ceiling, character curved chimney breast, deep skirting boards and architraves, column style radiator, exposed stone wall, exposed brick wall, exposed character timbers, far-reaching views to front, double glazed window with fitted blind and internal latch door.



Bedroom Two

7'6" x 6'5" (2.29 x 1.97)

With high ceiling, spotlights to ceiling, fitted cabin bed with ladder, exposed stone wall, radiator, double glazed window with fitted blind and sliding door.



Front Garden

The property stands in a slightly elevated and prominent position set back from the pavement edge with far-reaching views to the front behind a low maintenance fore-garden which is paved with flower beds and natural stone walling.



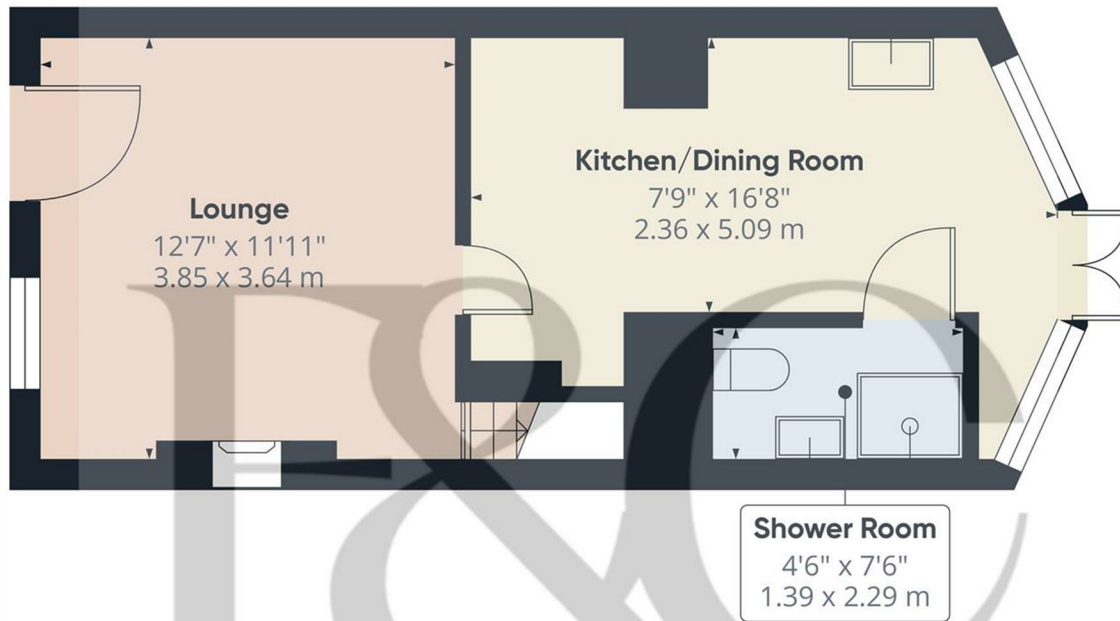
Rear Garden

To the rear of the property is a private, enclosed garden with paved patio, lawn area, gravel beds, steps and raised decking area.



Council Tax Band B

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Approximate total area⁽¹⁾
335 ft²
31.1 m²

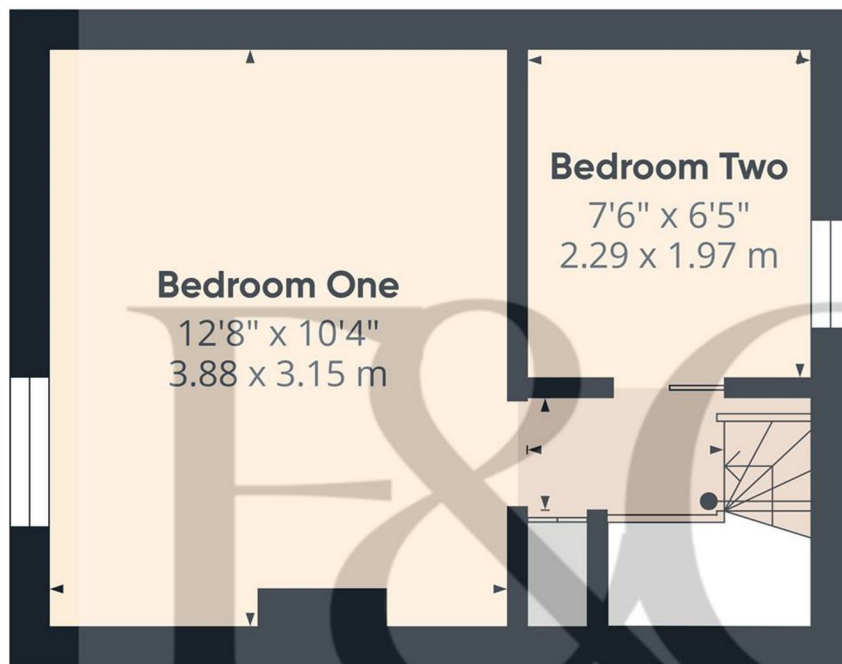
(1) Excluding balconies and terraces

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 0

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Approximate total areaⁱⁱⁱ
194 ft²
18.1 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	81
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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

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