



## 3 Bed Cottage

4 Church Walk, Duffield, Belper DE56 4BE

Offers Over £450,000 Freehold



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**Fletcher**  
& Company

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- Charming Cottage - Ideal Choice for Persons Wanting to Downsize
- Set Well Back - A Short Walk to Duffield Village
- Lounge, Study, Garden Room
- Kitchen/Dining Room
- Three Bedrooms & Two Bathrooms
- Patio Garden
- Block Paved Driveway
- Ecclesbourne School Catchment Area
- Near to Open Fields & St. Alkmunds Church
- No Chain Involved

STYLISH COTTAGE – A three bedroom, two bathroom cottage located a short walk away to Duffield village. The property is nicely tucked away just off Makeney Road which is situated close to open fields and the charming and historic St Alkmunds church. This home is an ideal choice for persons wanting to downsize.

#### 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

## Lounge

22'0" x 13'10" (6.73 x 4.22)

With spotlights to ceiling, radiator, feature log burning stove, open square archway leading to garden room and internal latch door.



## Inner Hall

9'8" x 3'9" (2.97 x 1.15)

With radiator, concealed central heating boiler, spotlights to ceiling and coat hangers.

## Cloakroom

6'2" x 3'8" (1.90 x 1.12)

With low level WC, fitted wash basin with fitted base cupboard underneath, fully tiled walls, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan and internal latch door.



### Hallway

With feature split-level illuminated staircase with glass balustrade leading to first floor and useful understairs storage cupboard.



### Study Area

14'4" x 6'5" (4.39 x 1.98)

With radiator and exposed stone wall.



### Kitchen/Dining Room

16'6" x 13'4" (5.03 x 4.08)



### Dining Area

With spotlights to ceiling, three windows, entrance latch door, two fitted base cupboards with drawers and matching wood worktops and open space leading to kitchen area.



### Kitchen Area

With single sink unit with mixer tap, wall and base fitted units with attractive matching solid wood worktops, Bosch induction hob with extractor hood over, Bosch microwave, Bosch electric fan assisted oven, Bosch washing machine, Bosch dishwasher, Bosch integrated fridge/freezer, concealed recycling bins, radiator, window, spotlights to ceiling, concealed worktop lights and internal latch door.



### Garden Room

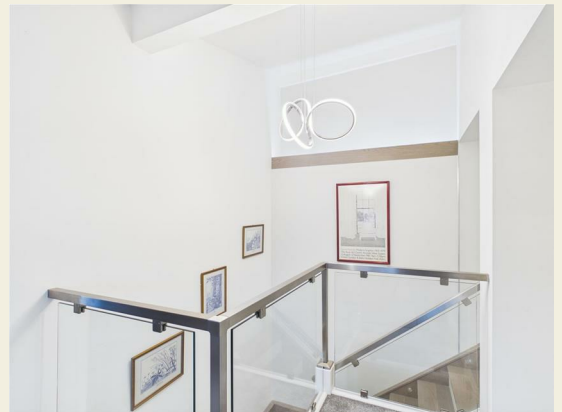
With exposed stone work, two radiators, double glazed French doors opening onto patio garden and far-reaching countryside views to rear.



### First Floor Landing

10'1" x 7'3" x 4'11" x 4'9" (3.08 x 2.21 x 1.51 x 1.47)

With continuation of the attractive stairway with glass balustrade, radiator and window.



### Bedroom One

12'7" x 10'4" (3.85 x 3.15)

With spotlights to ceiling, radiator, open views to front, window and internal latch door.



### En-Suite

9'3" x 6'0" (2.84 x 1.84)

With bath, fitted wash basin with fitted base cupboard underneath, low level WC, separate shower cubicle with chrome shower, fully tiled walls, tile flooring with underfloor heating, heated chrome towel rail/radiator, sensed light, spotlights to ceiling, extractor fan, open views to front, wall mounted mirror bathroom cabinet, window and internal latch door.



### Bedroom Two

14'9" x 7'10" (4.52 x 2.39)

With feature ceiling, spotlights to ceiling, radiator, window to side and internal latch door.



### Bedroom Three

9'8" x 7'11" (2.95 x 2.43)

With spotlights to ceiling, radiator, fitted shelving, window, countryside views and internal latch door.



## Family Bathroom

9'3" x 6'8" (2.82 x 2.05)

With bath, basin with fitted base cupboard underneath, low level WC, separate corner shower cubicle with shower, fully tiled walls, tile flooring with underfloor heating, heated chrome towel rail/radiator, wall mounted mirror medicine cabinet, sensed light, extractor fan and internal latch door.



## Patio Garden

15'3" x 11'5" (4.66 x 3.50)

With block paving, stone brick wall and side access gate.



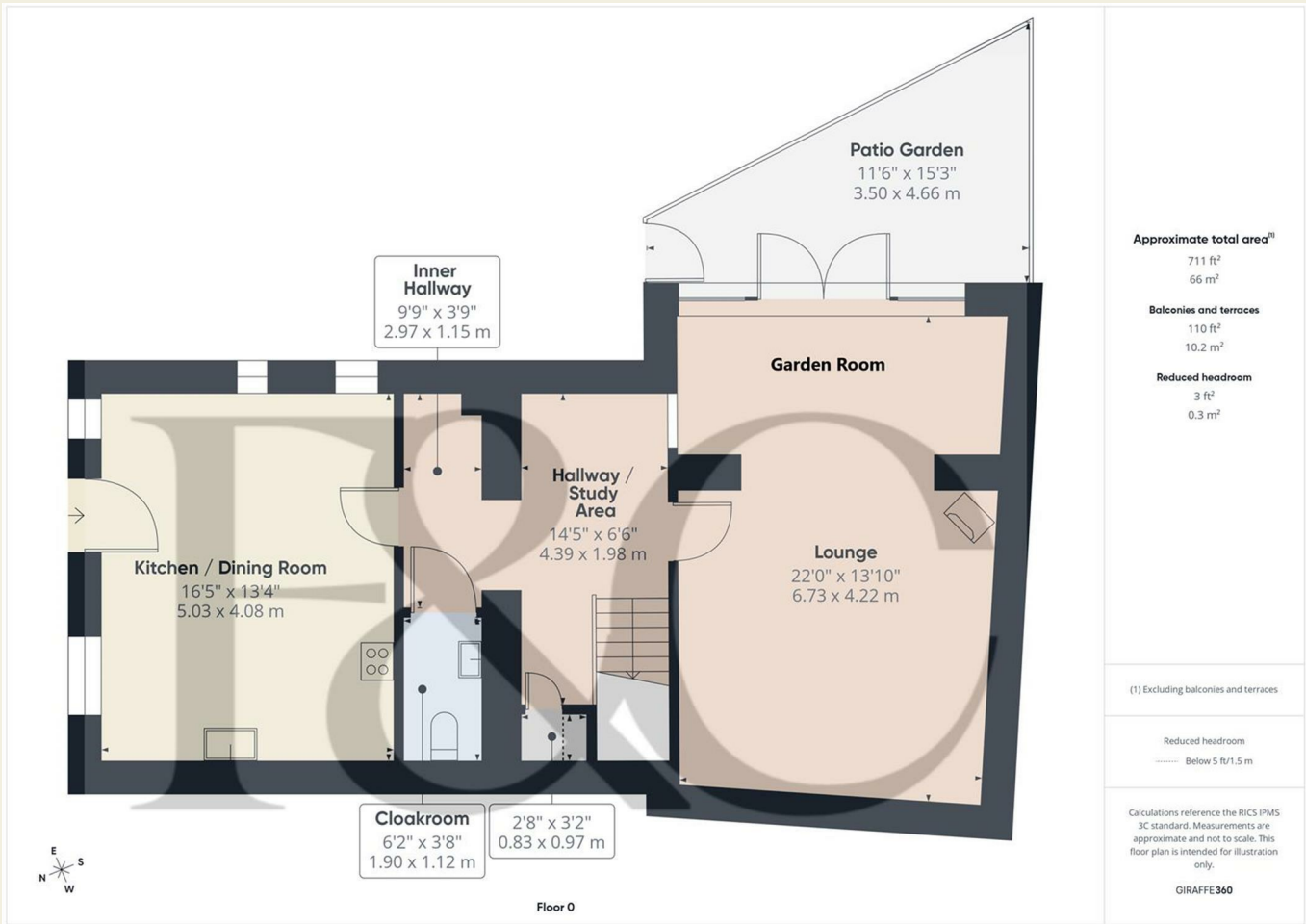
## Driveway

In front of the property is a block paved driveway providing car standing spaces with timber shed.

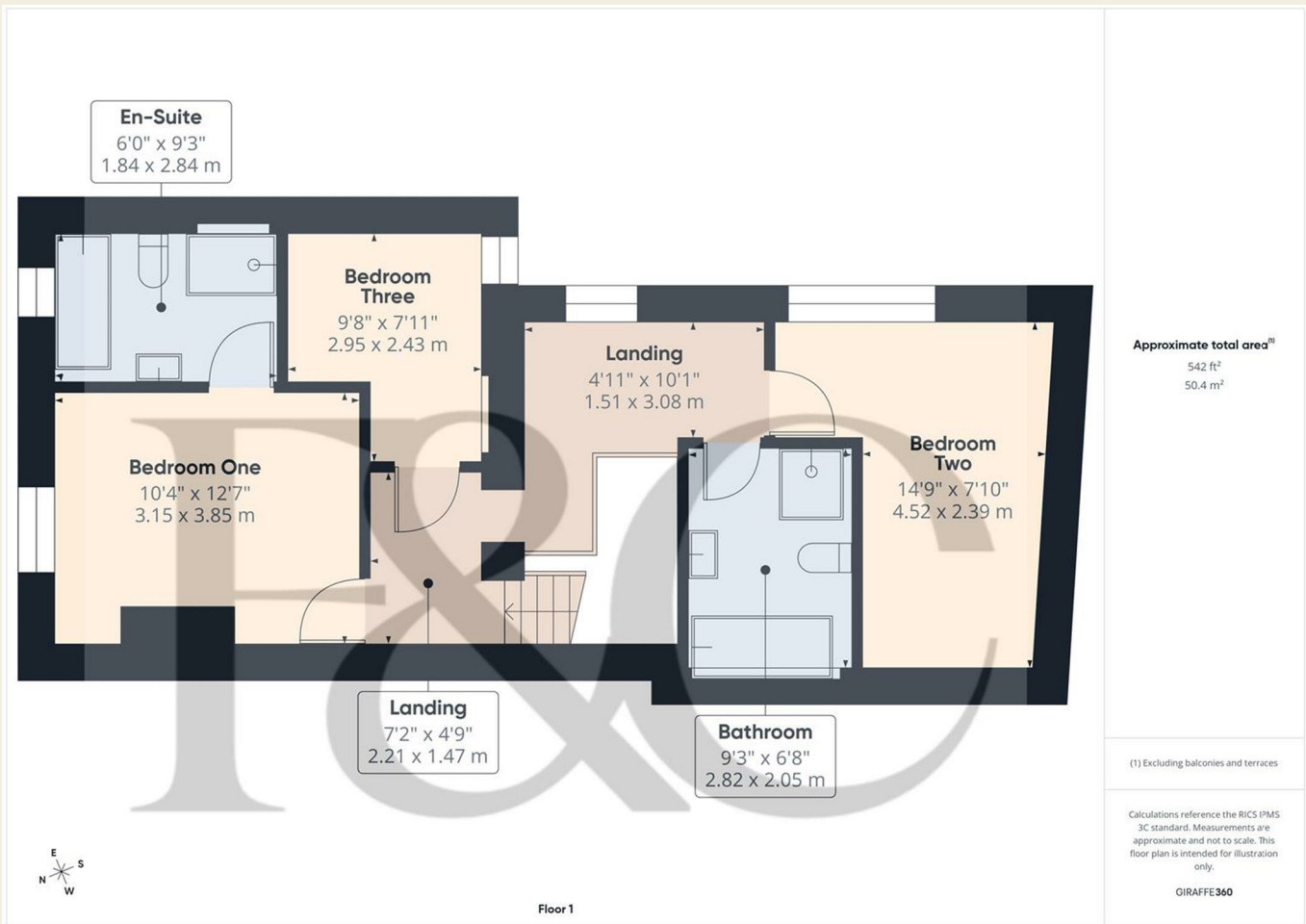


## Council Tax Band D

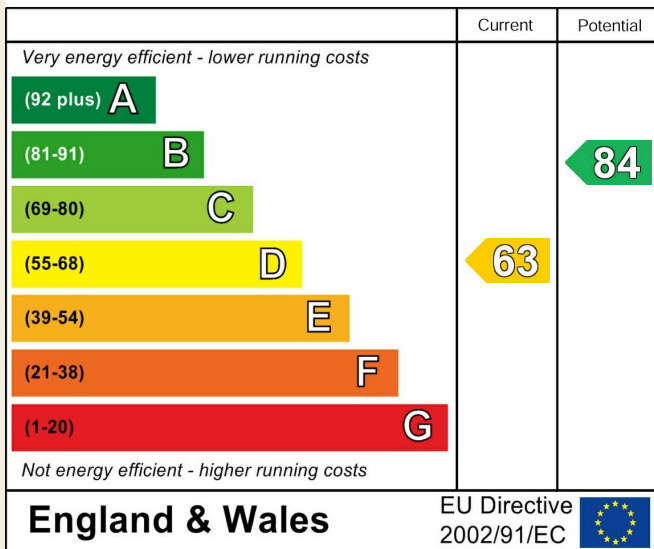
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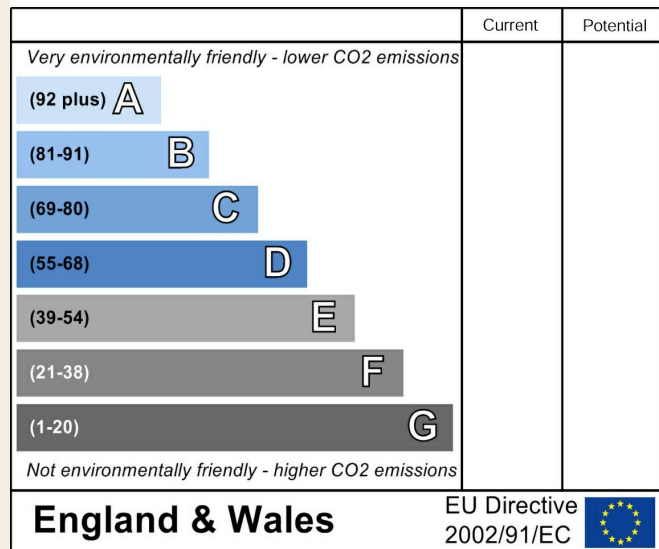
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### Energy Efficiency Rating



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



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