



## 3 Bed Cottage

Rose Cottage Duffield Bank, Duffield DE56 4BG  
Offers Around £750,000 Freehold



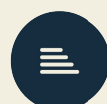
3



2



2



**Fletcher**  
& Company

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Stone Cottage of Style and Character
- Magnificent Far-Reaching Views
- Ecclesbourne School Catchment Area
- Sitting Room, Dining Area, Snug
- Beautiful Kitchen/Dining Room
- Three Bedrooms & Two Bathrooms
- Mature Garden Plot - approx. 0.3 acre
- Generous Driveway & Garage Space ( subject to planning permission )
- Special Elevated Position - Set Well Back From Duffield Bank

STUNNING VIEWS from this delightful STONE COTTAGE, enjoying mature and SECLUDED GARDENS in this highly desirable residential location.

#### 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, 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. Duffield local recreational facilities including 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

##### Entrance Porch

6'0" x 4'0" (1.85 x 1.22)

With exposed stone, pine panelled ceiling, entrance door with inset window, two side double glazed windows both having leaded finish, beautiful countryside views and internal glazed door opening into hallway.

##### Hallway

4'0" x 2'9" (1.23 x 0.86)

With decorative beams to ceiling and staircase leading to first floor.

##### Understairs Storage

5'7" x 2'11" (1.71 x 0.90)

With light.

## Sitting Room

12'4" x 11'5" (3.76 x 3.48)

With feature log burning stove with brick surround and raised quarry tile hearth, decorative beams to ceiling, beautiful countryside views and double glazed window to front with leaded finish.



## Dining Area

28'8" x 6'0" (8.74 x 1.85)

With radiator, decorative beams to ceiling, double glazed window to rear with leaded finish, double glazed window to side with leaded finish and open square archway leading into sitting room.



## Snug

12'4" x 11'5" (3.76 x 3.48)

With a gas burning stove with stone surround and stone hearth, decorative beams to ceiling, beautiful countryside views, radiator, three double glazed windows all having leaded finish and internal glazed door.



## Living Kitchen/Dining Room

16'1" x 12'1" (4.91 x 3.69)

With one and a half sink unit with mixer tap, wall and base fitted units with matching worktops, built-in five ring gas hob with extractor hood over, built-in electric fan assisted oven, built-in wine cooler, integrated dishwasher, matching kitchen island with matching worktop and fitted cupboards underneath, feature vaulted ceilings, beautiful far-reaching views, radiator, double glazed French doors open onto patio and landscaped gardens, double glazed Velux style window, decorative beams to ceiling, two double glazed windows both having leaded finish and pantry cupboard.



## Rear Entrance Hall

With fitted coat and shoe cupboard, inset doormat, spotlights to ceiling and entrance door with inset window.

## Cloakroom

5'10" x 4'5" (1.79 x 1.35)

With low level WC, fitted wash basin with fitted base cupboard underneath, heated towel rail, spotlights to ceiling, double glazed window and internal door with chrome fittings.

## First Floor Landing

6'4" x 3'2" (1.94 x 0.99)

With spotlights to ceiling.

### Double Bedroom One

12'5" x 11'5" (3.81 x 3.50)

With fitted wardrobes with cupboard above, fitted chest of drawers, radiator, beautiful countryside views, double glazed window to front with leaded finish and internal latch door.



### En-Suite

7'9" x 7'2" (2.37 x 2.19)

With double shower cubicle with shower, pedestal wash handbasin, low level WC, fully tiled walls, heated chrome towel rail/radiator, built-in cupboard housing the high efficiency hot water cylinder, two double glazed stained glass windows to rear and internal latch door.



### Double Bedroom Two

12'3" x 10'11" (3.75 x 3.35)

With fitted wardrobes with cupboard above, radiator, beautiful countryside views, additional built-in storage cupboard with latch door, double glazed window to front with leaded finish and internal latch door.



### Double Bedroom Three

11'10" x 7'2" (3.61 x 2.19)

With radiator, fitted wardrobe, access to roof space, beautiful countryside views, two double glazed windows both having leaded finish and internal latch door.



## Shower Room/Bathroom

7'9" x 7'2" (2.37 x 2.19)

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



## Mature Gardens including Woodlands

Any location within the gardens affords stunning panoramic views over the Derwent Valley and surrounding countryside, and comprise a large paved terrace enjoying elevated views, well-stocked shrub and flower borders, pergola with decking, ornamental fish ponds, lawns, mature woodland trees to the rear, external lighting, external water tap, vegetable garden, and stone flag pathway providing access to the front and further pedestrian access to Duffield Bank,



### Feature Covered Pergola

A great social area area with raised timber decking sitting area, and lighting affording barbecuing or al-fresco dining to take full advantage of the views.



### Generous Driveway

The property is approached via a generous driveway which offers several parking spaces.



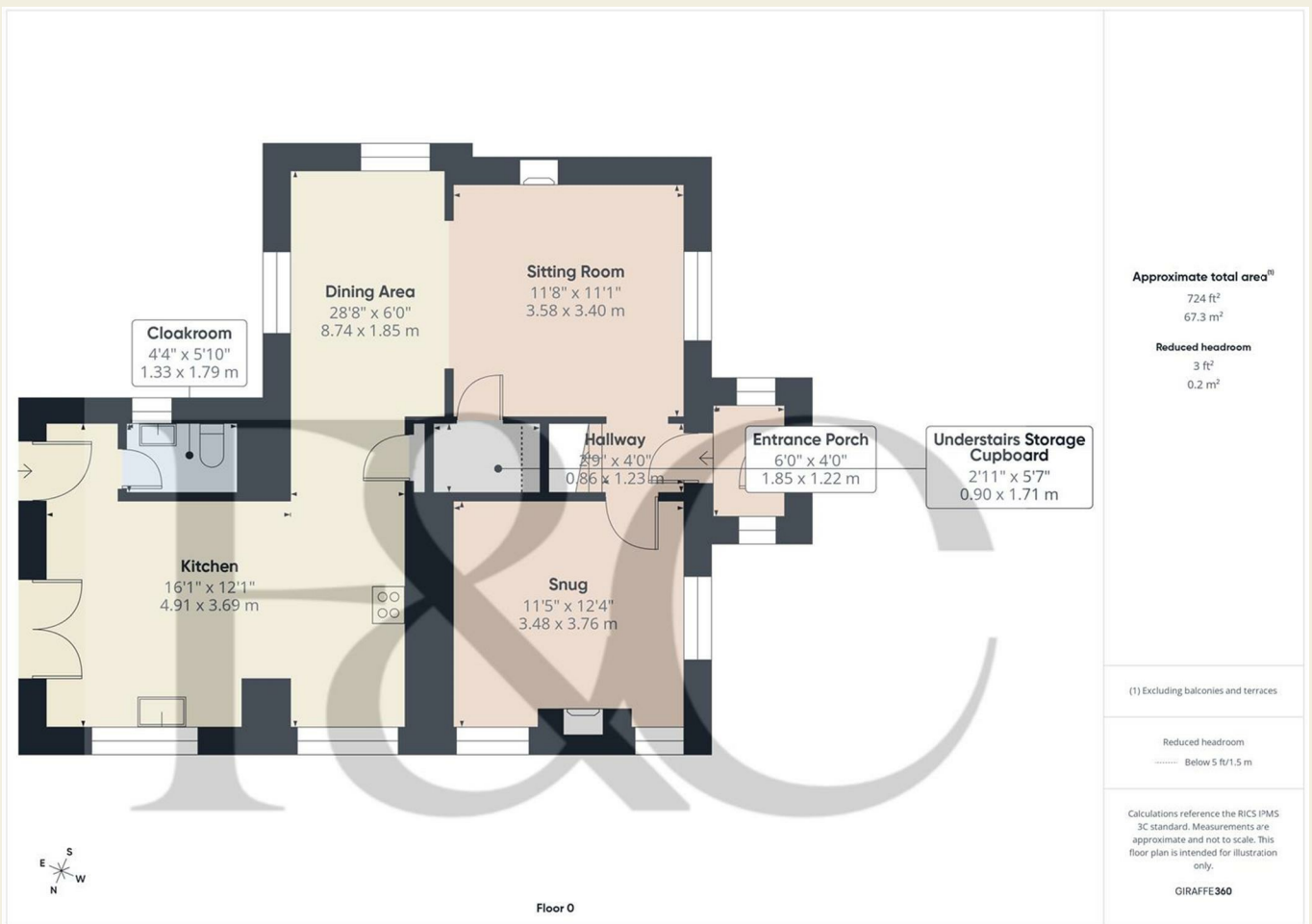
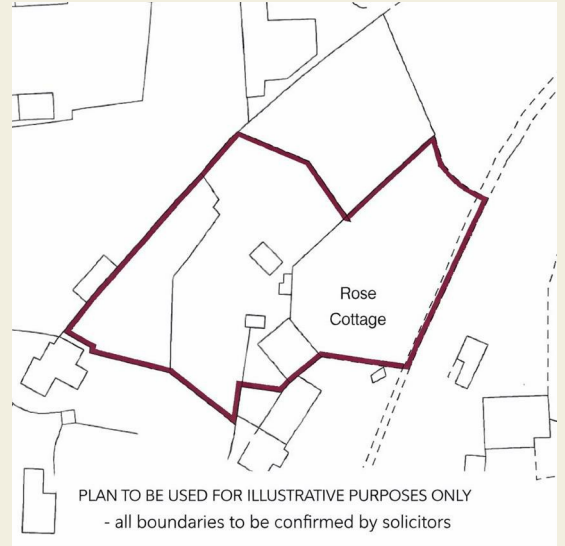
### Garage Space

Potential garage space, if so required and subject to obtaining the usual planning and building regulation approvals.

### Directions

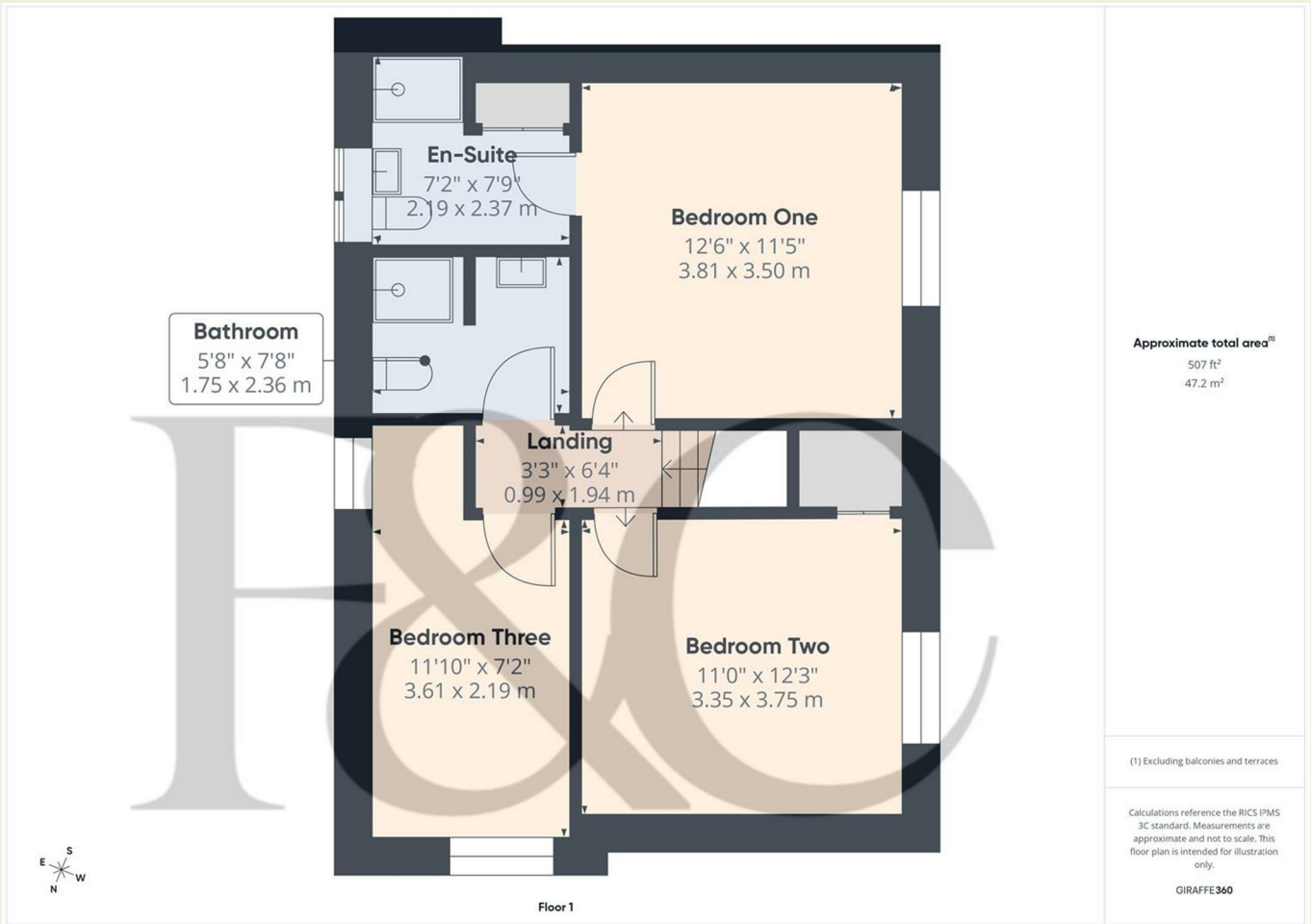
When leaving Derby city centre by vehicle, proceed north on the A6 continuing through Allestree, and on entering Duffield at the Chapel, turn right signposted for Little Eaton and Holbrook. On crossing over the River Derwent with the Bridge Public House on the right-hand side, turn left onto Duffield Bank, proceeding for approximately one-quarter of a mile before turning right at the stone marking Manor Quarry, continue up this private driveway to find Rose Cottage at the end on the left hand side.





Floor 0

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.



### Energy Efficiency Rating

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

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.