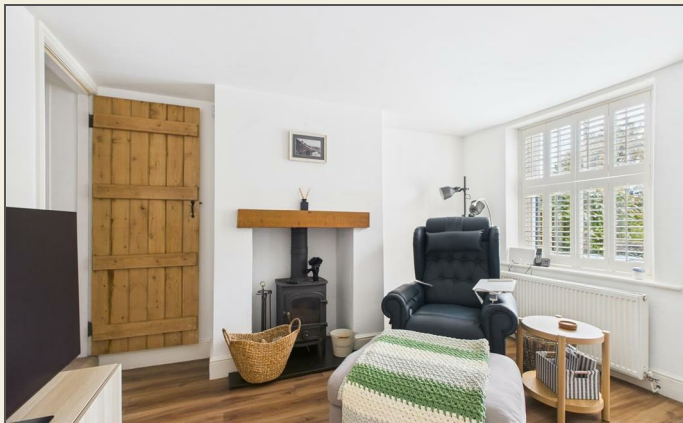




3 Bed Cottage

3 Bank Buildings, Milford, Belper DE56 0QJ
Offers Around £335,000 Freehold



3



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Beautiful Stone Cottage in Milford – Countryside Views
- No Chain Involved – Ready To Move In
- Charming Lounge with Log Burner
- Dining Room/Study with French Doors to Patio Garden
- Superbly Appointed Fitted Kitchen with Built-In Appliances
- Three Bedrooms & Fitted Four Piece Bathroom
- Boarded Roof Space For Storage
- Front & Rear Patio Gardens with Electric Awning – Additional Separate Garden
- Private Side Access Gate To Cottage
- Located Between Duffield & Belper – Excellent Amenities & Bus Services

BEAUTIFUL COTTAGE – This is a beautifully appointed three bedroom stone cottage enjoys a wealth of character and charm situated in a delightful location within the conservation area of the historic village of Milford – No Chain Involved – Ready To Move In.

The Location

The historic village of Milford has an excellent range of amenities available locally. The City of Derby is approximately seven miles to the South providing a superb range of facilities including leisure centres, schools at all levels and the Derbion shopping centre. The market town of Belper is approximately two miles away and offers a broad range of facilities including a supermarket and a range of quality delis and restaurants. Milford is also noted for its village inns, reputable primary school and is also one mile away from the village of Duffield, again offering a good range of amenities including a railway station.

This superb location offers fast access to the A6 and A38 leading to the M1 motorway and is also in the Derbyshire countryside with the River Derwent providing some delightful country walks.

Accommodation

Ground Floor

Entrance Porch

3'9" x 2'2" (1.15 x 0.68)

With half glazed entrance door and attractive tile flooring.

Lounge

13'0" x 12'5" (3.97 x 3.80)

With chimney breast incorporating log burning stove with inset oak lintel and raised slate hearth, radiator, wood effect flooring, character window to front with internal plantation shutters and stripped latched door giving access to staircase leading to first floor.



Kitchen

12'3" x 7'9" (3.75 x 2.38)

With Belfast style sink with chrome period style mixer tap, wall and base fitted units with attractive matching solid wood worktops, built-in Neff four ring induction hob with concealed extractor hood over, built-in electric Neff fan assisted oven, built-in Neff microwave, plate rack, integrated fridge, integrated washing machine, tiled effect flooring, spotlights to ceiling, column style radiator, character window to front with internal plantation shutters, concealed worktop lights, double glazed window to rear with deep solid wood sill and double glazed door giving access to charming patio garden.



Inner Lobby

2'11" x 2'9" (0.89 x 0.84)

With cupboard housing the concealed central heating boiler and sash style window to side.

Storage Cupboard

3'10" x 2'10" (1.17 x 0.87)

With double opening doors and providing storage.

Dining Room/Study

11'7" x 6'1" (3.54 x 1.87)

With wood effect flooring, two radiators and double glazed French doors opening onto patio garden with internal plantation shutters.



First Floor Landing

8'6" x 3'7" x 2'11" x 2'11" (2.61 x 1.11 x 0.91 x 0.90)

With radiator and sash period style window.

Double Bedroom One

12'7" x 9'3" (3.85 x 2.83)

With radiator, character window to front with internal plantation shutters and internal stripped latch door.



Double Bedroom Two

12'0" x 9'3" (3.67 x 2.83)

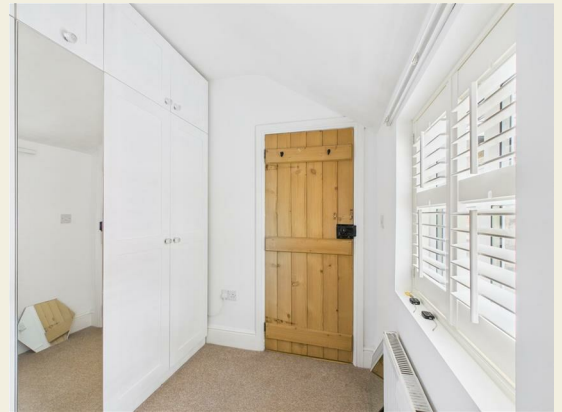
With radiator, character window to front with plantation shutters, access to roof space and internal latch door.



Single Bedroom Three/Dressing Room

7'10" x 4'10" (2.39 x 1.49)

With wardrobe providing storage, radiator, double glazed window with plantation shutters and stripped internal latch door.



Bathroom

7'9" x 5'8" (2.37 x 1.73)

With bath with chrome fittings, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, separate shower cubicle with chrome fittings including shower, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator, wood effect flooring, built-in storage cupboard, wall mounted mirror bathroom cupboard, double glazed window to rear with internal plantation shutters and stripped latched door.



Roof Space

22'1" x 12'4" (6.74 x 3.76)

Accessed via a loft ladder, boarded for storage and light.

Front Garden

The property is set back from the pavement edge behind a low maintenance fore-garden with natural stone walling, black painted hand gate and Indian stone paving providing a space for sitting out.

Rear Patio Garden

This is a charming, courtyard style area offering a high degree of privacy and is fully enclosed. It enjoys a slate patio providing a pleasant sitting out and entertaining space complemented by an electric feature awning. There is outside power, light and cold water tap.

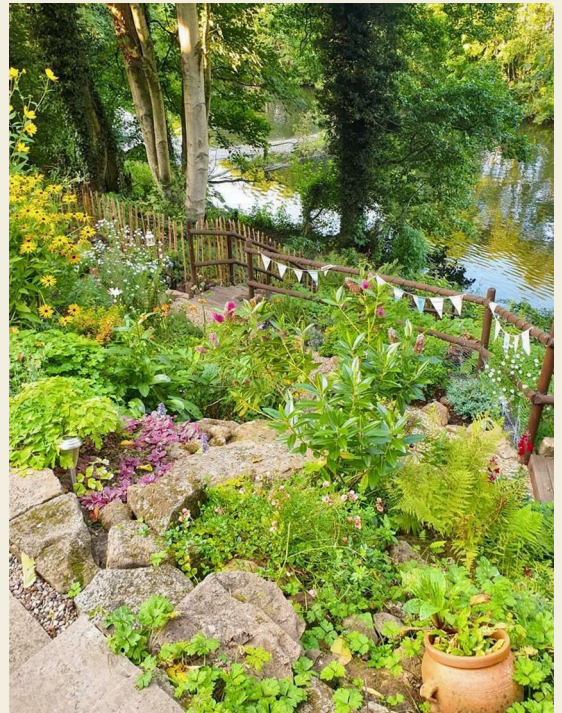
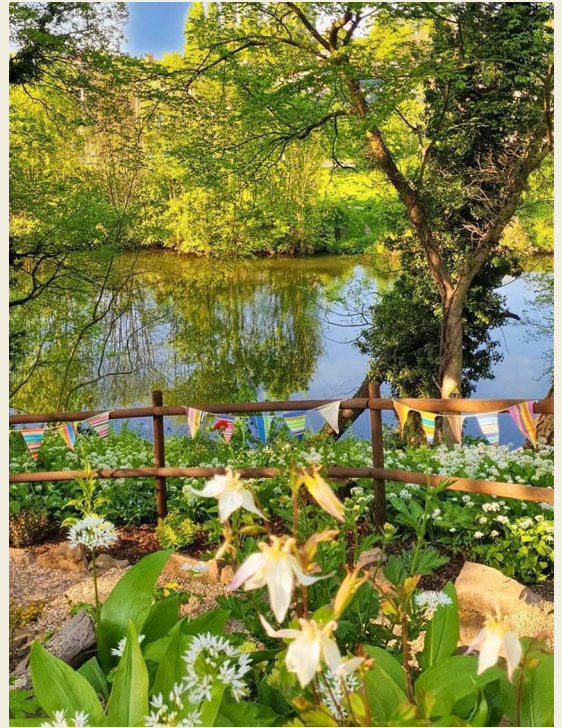


Private Side Access Gate

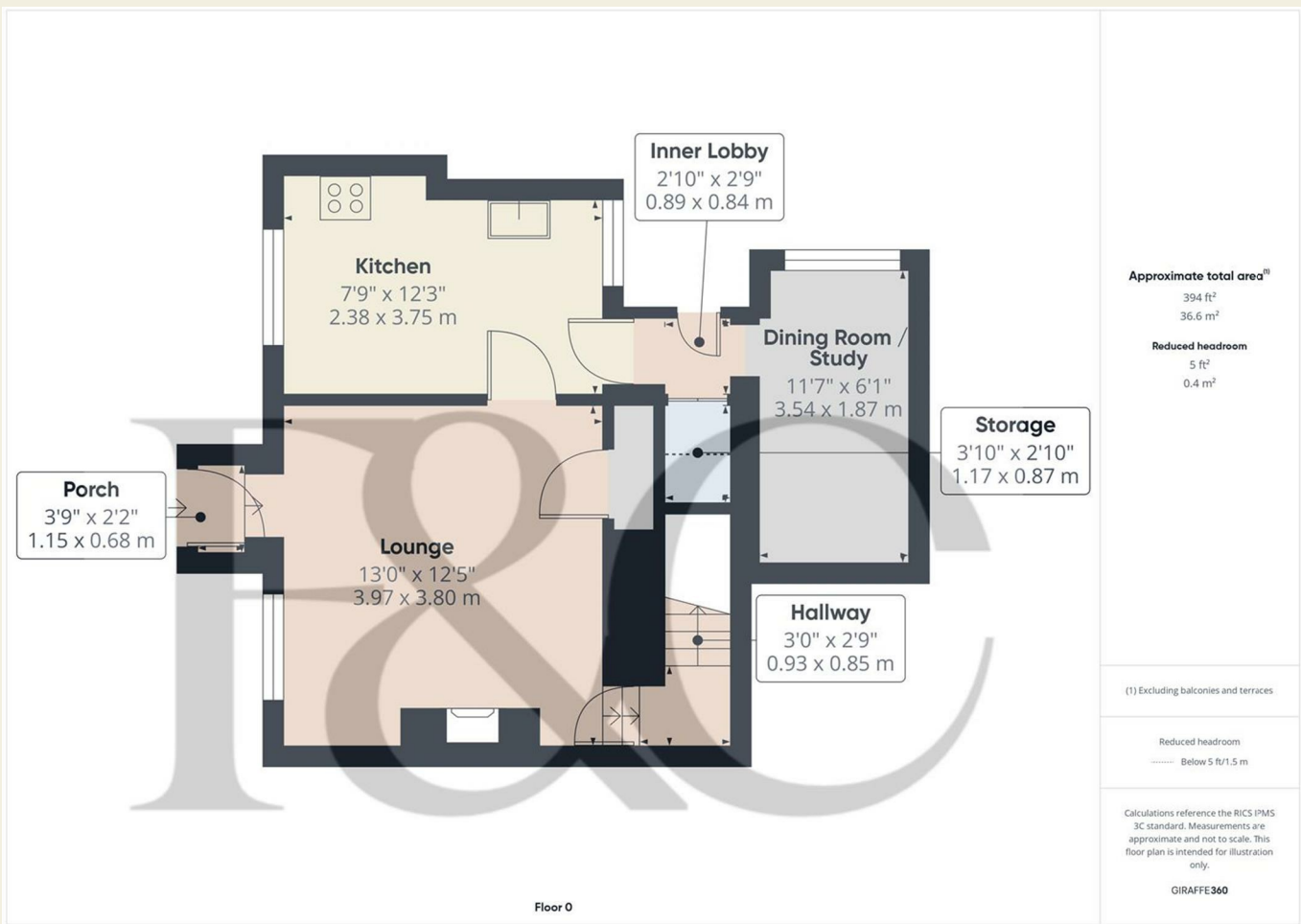
There is a private side access gate to this cottage.

Additional Garden

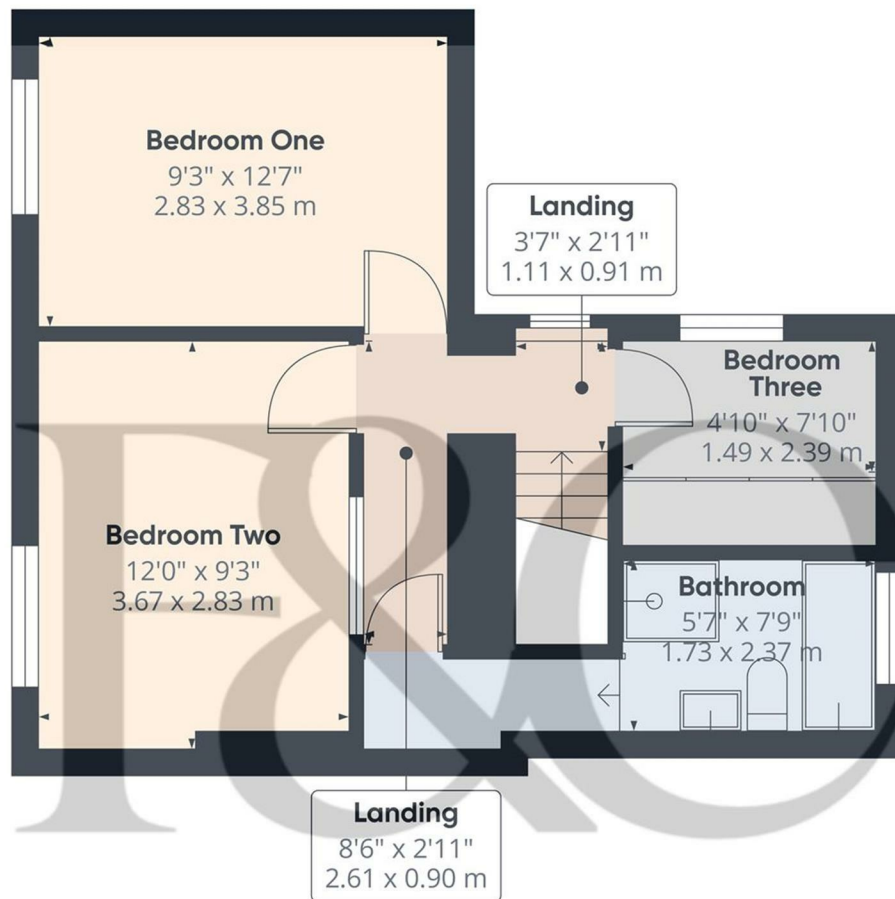
Immediately in front of the property is a separate garden area accessed via a hand gate with steps leading to a tiered garden with riverside views.



Council Tax Band - B
Amber Valley



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Floor 1

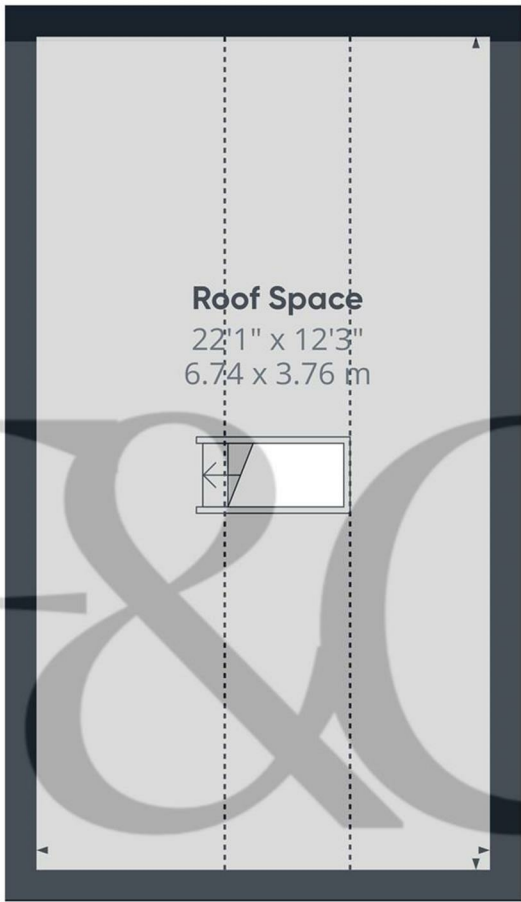
Approximate total area⁽¹⁾
384 ft²
35.6 m²

(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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Roof Space
22'1" x 12'3"
6.74 x 3.76 m

Approximate total area^m

266 ft²
24.7 m²

Reduced headroom

197 ft²
18.3 m²

(1) Excluding balconies and terraces

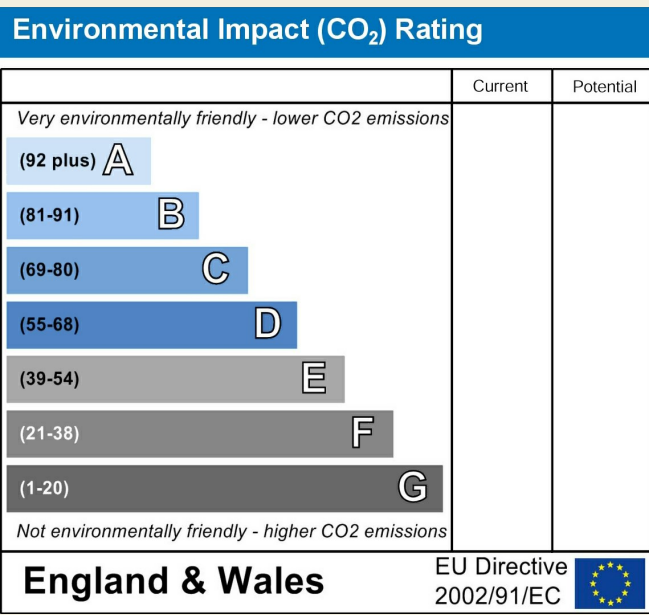
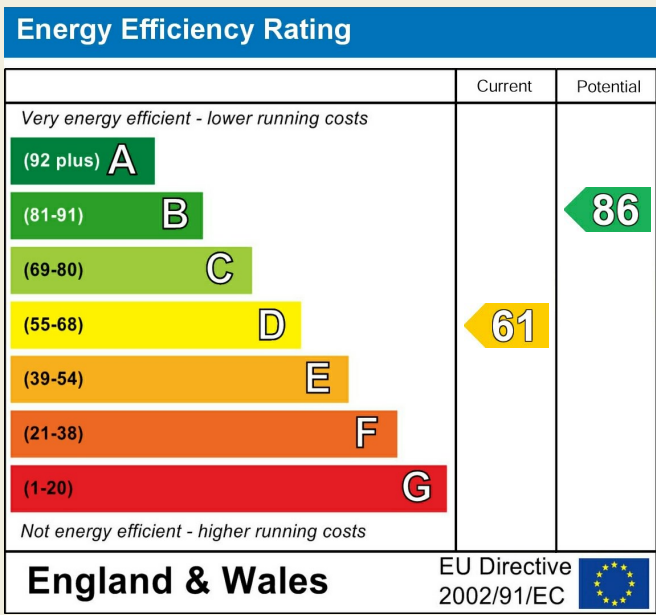
Reduced headroom

Below 5 ft/1.5 m

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 2



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