

King Street, Duffield, Derbyshire. DE56 4EU

£155,000 Freehold

REDUCED



PROPERTY DESCRIPTION

Charming Two-Bedroom Cottage in the Heart of Duffield – No Upward Chain

Derbyshire Properties are pleased to present this delightful period cottage, ideally situated in the highly sought-after village of Duffield. Competitively priced and offered with no upward chain, this charming home presents an excellent opportunity for buyers looking to put their own stamp on a property.

The cottage offers plenty of character and would benefit from a degree of modernisation, making it perfect for those wishing to personalise their next home. We believe it will particularly appeal to couples, first-time buyers, or those looking to downsize in a desirable village location.

The accommodation comprises a cosy living room, a fitted kitchen, two well-proportioned bedrooms, and a bathroom to the first floor. Outside, the property features an elevated front garden and a generous, private rear garden—an excellent outdoor space rarely found with cottages of this style.

Situated close to local amenities, well-regarded schools, and excellent transport links, this is a fantastic opportunity to purchase a characterful home in one of Derbyshire's most popular villages. Early viewing is highly recommended to fully appreciate the potential on offer.

FEATURES

- Charming two-bedroom stone-built period cottage
- Front & Rear Gardens
- Located in the heart of highly sought-after Duffield village
- Offered with no upward chain
- Excellent potential for modernisation and personalisation
- Close to local amenities, reputable schools, and transport links
- Council Tax Band A



ROOM DESCRIPTIONS

Ground Floor

Living Room

Entered via a UPVC door from the front elevation into this light and airy living space with a window to the front aspect, wall mounted radiator, exposed ceiling beams and decorative wall lighting. The focal point of the room is the feature fireplace, while an internal door provides access to the remainder of the accommodation.

Kitchen

Comprising a range of matching wall and base mounted units with roll edge work surfaces, incorporating a single stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Appliances include an integrated electric oven with electric hob and extractor hood over, with space and plumbing for a washing machine and space for a fridge beneath an additional work surface. Finished with a tiled floor covering, staircase leading to the first-floor landing, wall-mounted double radiator, and a double glazed door with adjoining window to the rear elevation.

First Floor

Landing

Accessed via the kitchen, with internal doors leading to both bedrooms and the bathroom.

Bedroom 1

Featuring a double-glazed window to the front elevation, this room enjoys elevated countryside views. It also benefits from a wall-mounted double radiator and a fitted storage cupboard.

Bedroom 2

Featuring a double-glazed window to the rear elevation and a wall-mounted radiator.

Bathroom

Comprising a three-piece white suite, including a WC, pedestal wash handbasin, and wood-panelled bath with wall-mounted electric shower and glass shower screen. The walls are fully tiled with a matching tiled floor, and the ceiling features recessed spotlights and an extractor fan. Also included is a wall-mounted chrome heated towel rail.

External

Outside

The front elevation is set above the roadside, featuring a walled front garden and a side access pathway leading to the rear.

The rear garden is detached from the house, positioned behind a neighbouring property. Predominantly laid to lawn, it is enclosed by hedgerows and fencing, offering a high degree of privacy and a tranquil outdoor space away from neighbouring properties.

Disclaimer

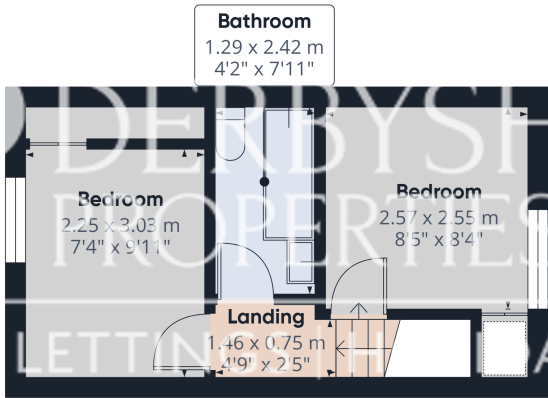
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- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
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FLOORPLAN & EPC



Ground Floor



Floor 1



Approximate total area⁽¹⁾
40.6 m²
437 ft²

Reduced headroom
0.9 m²
10 ft²

(1) Excluding balconies and terraces

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

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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