





Eaton Bank, Duffield, Belper, Derbyshire DE56 4BH
£395,000 - Freehold



PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this charming character cottage located in a highly regarded area.

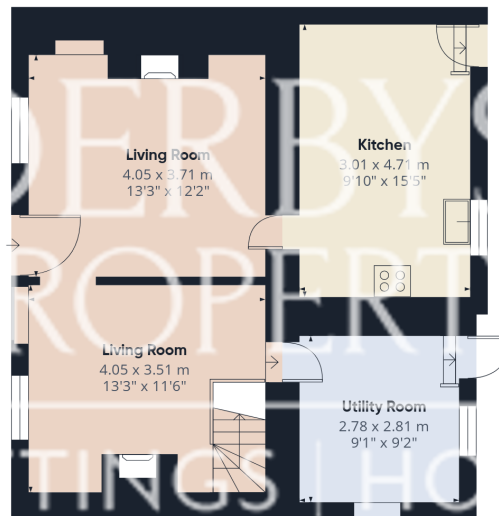
The property has been owned by the current vendors for over 40 years and they have combined two cottages into one, creating a characterful and spacious family home.

The property comprises of :- living room, sitting room, kitchen/dining room and utility. To the first floor a landing provides access to 3 double bedrooms, family bathroom and en-suite facility to rear double bedroom. Externally the property has a pleasant courtyard style front garden and communal parking. The superb rear garden benefits from a double plot garden that is landscaped over a number of tiered areas.

We believe the property will attract numerous potential buyers and an early internal inspection is essential to avoid missing out of this rare property type .

POINTS OF INTEREST

- Large Character Cottage (Was Originally 2 Cottages)
- 3 Double Bedrooms
- Large Family Bathroom
- Beautiful & Sought After Location
- Landscaped Double Plot Garden
- Communal Parking
- Useful Road Links
- Charm & Character Throughout
- View Absolutely Essential!

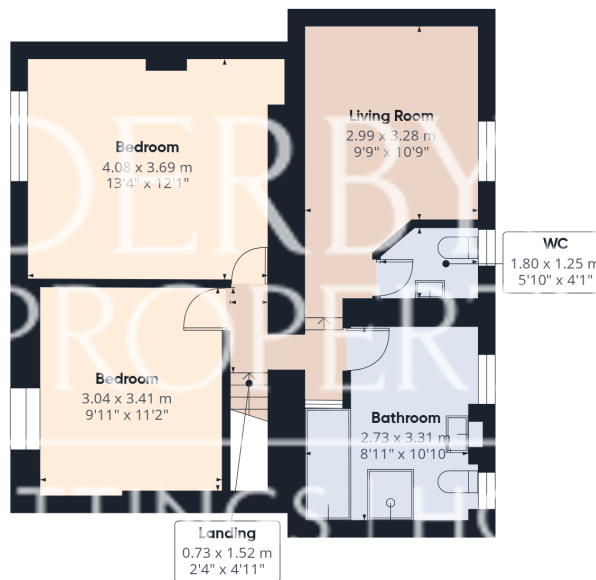


Ground Floor

Approximate total area⁽¹⁾

101.6 m²

1095 ft²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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