

2 Bed House - Townhouse

2 Station Approach, Duffield, Belper DE56 4HP

Price £205,000 Freehold



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Fletcher
& Company

www.fletcherandcompany.co.uk

- Popular Mid-Townhouse Property
- A Short Walk into Duffield Village Amenities - Shops & Bus/Train Service
- Gas Central Heating & UPVC Double Glazing
- Lounge/Dining Room
- Kitchen
- Two Bedrooms
- Bathroom with Shower
- Low Maintenance Private Garden
- Allocated Car Parking
- No Chain Involved

IDEAL FOR FIRST TIME BUYER OR COUPLE - A popular, two bedroom, mid-townhouse with car parking, located in the heart of Duffield village. The property has recently been decorated and carpeted and benefits from gas central heating and double glazing.

In brief, the accommodation consists of entrance hall, lounge/dining room and kitchen. The first floor landing leads to two bedrooms and a bathroom.

To the rear of the property is a private, low maintenance, enclosed, paved courtyard garden. Allocated car parking to the front of the property.

The Location

The village of Duffield is extremely sought after with an excellent range of amenities including a varied selection of shops and schools including The Meadows and William Gilbert Primary Schools and the noted Ecclesbourne Secondary School. There is a regular train service to Derby City Centre which lies some five miles to the south of the village. The thriving market town of Belper is situated three miles north of the village and provides a more comprehensive range of shops and leisure facilities. Local recreational facilities within the village include squash, tennis, football, cricket and 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.

Accommodation

Ground Floor

Entrance Hall

4'3" x 2'11" (1.31 x 0.91)

With entrance door and built-in cupboard.

Lounge/Dining Room

19'6" x 15'7" (5.95 x 4.77)



Lounge Area

With feature fireplace with inset gas fire, fitted carpet, radiator, staircase leading to first floor and double glazed window to front.



Dining Area

With radiator, fitted carpet, double glazed French doors opening onto paved garden and door leading to kitchen.



Kitchen

9'2" x 6'9" (2.81 x 2.06)

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, built-in four ring gas hob with extractor hood over, built-in electric fan assisted oven, plumbing for automatic washing machine and space for upright fridge freezer, vinyl flooring, tile splashbacks, wall mounted central heating boiler, radiator and double glazed window to rear.



First Floor Landing

6'11" x 2'11" (2.12 x 0.90)

With access to roof space.

Bedroom One

12'4" x 9'8" (3.78 x 2.97)

With built-in wardrobe, radiator, fitted carpet, double glazed window to front and internal door with chrome fittings.



Bedroom Two

9'3" x 8'3" (2.83 x 2.52)

With radiator, fitted carpet, double glazed window to rear and internal door with chrome fittings.



Bathroom

6'10" x 6'1" (2.09 x 1.86)

With bath with shower over, pedestal wash handbasin, low level WC, tile splashbacks, vinyl floor, radiator, mirror, double glazed window to rear and internal door with chrome fittings.



Front Garden

A paved pathway leads to the entrance door with neatly kept box hedge.



Rear Garden

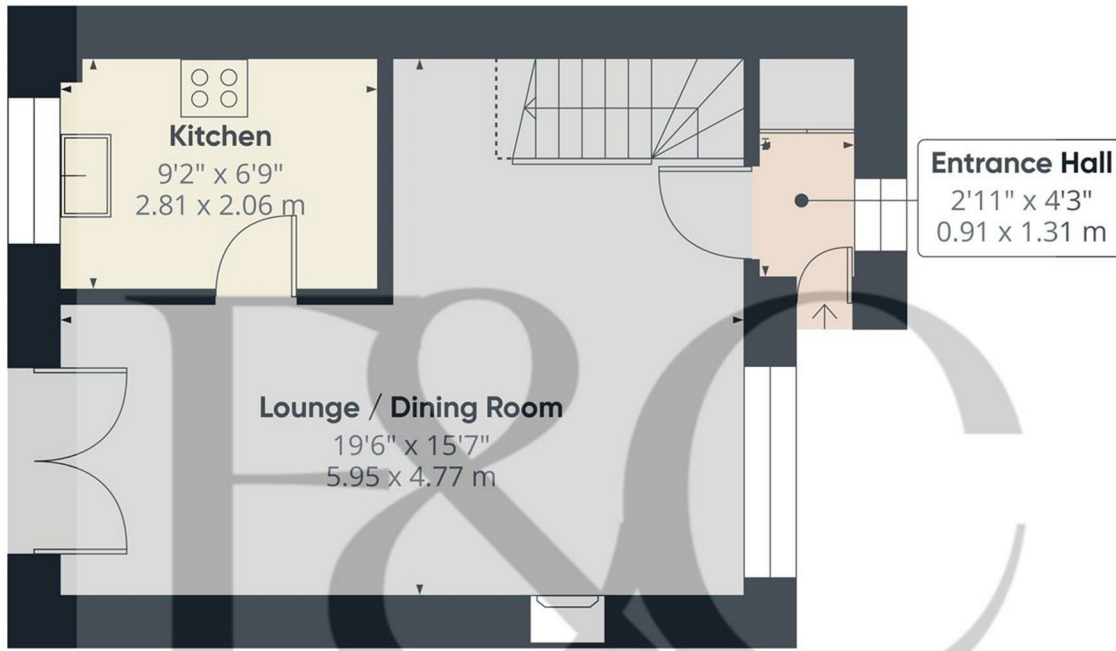
To the rear of the property is a low maintenance, south facing, paved courtyard garden.



Driveway

To the front of the property there is an allocated car parking space.

Council Tax Band C



Approximate total area⁽¹⁾
 323 ft²
 30.1 m²

Reduced headroom
 11 ft²
 1 m²

(1) Excluding balconies and terraces

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

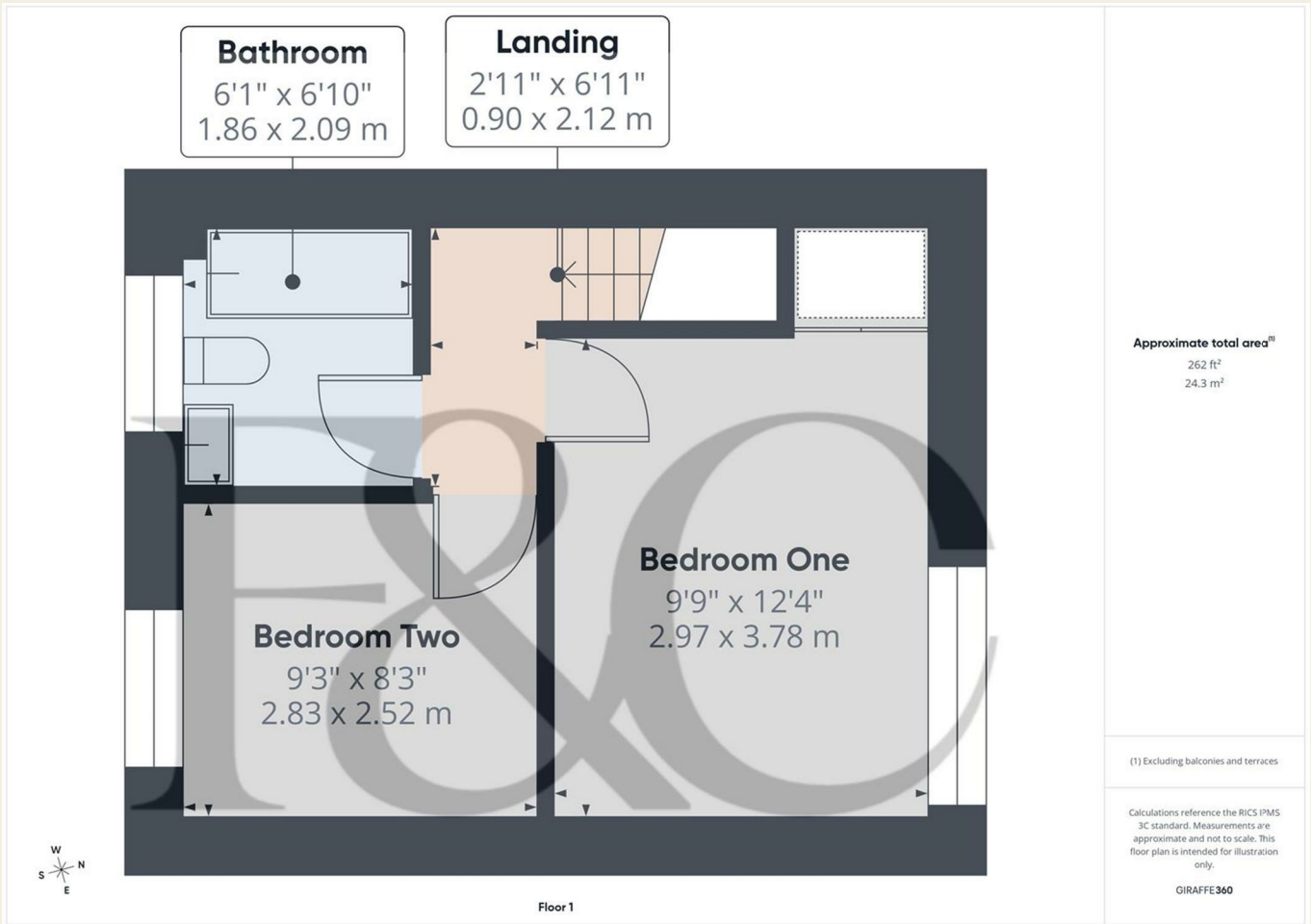
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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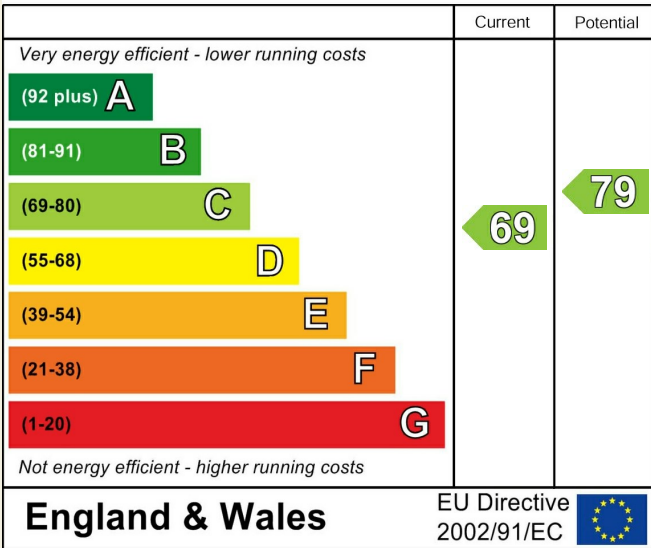


Floor 0

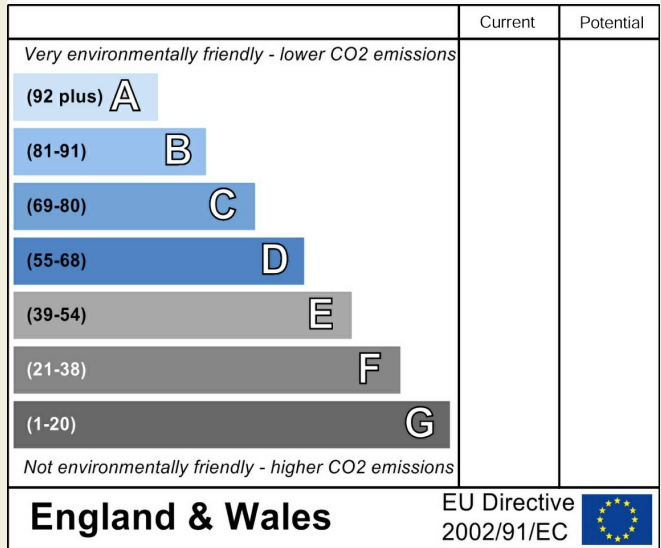
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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