



1 Bed Cottage

2 Castle Orchard, Duffield DE56 4DZ

£825 PCM



Fletcher
& Company

www.fletcherandcompany.co.uk

- ONE Bed Cottage
- Gas Central Heating
- Wood Burning Stove
- Beamed Ceilings
- Fully Furnished
- Excellent Transport Links
- Short Walk to Duffield Village
- Car Parking
- Available Mid April 2026
- Close To Duffield Railway Station

FULLY FURNISHED - One bed character cottage, located within a short walk from the centre of Duffield village, with it's array of shops, restaurants, pubs and excellent transport links including railway station - just one stop to Derby, regular bus services and excellent road links to the A38, M1, A52. With a host of original features, combined with modern fittings including full gas central heating and log burning stove.

In summary, the cottage comprises a cosy Lounge with wood burning stove and beams to ceiling. Space for Dining. Fully fitted Kitchen with door into courtyard to the rear. Stairs to first floor double bedroom and spacious Bathroom fitted with bath and electric over bath shower, wc and wash hand basin.

Car Parking available opposite the property. Pretty small front garden, with a garden bench provided, and small courtyard to the rear, with space for log store.

Available Mid April 2026

FRONT ENTRANCEWAY

The solid wood door opens into the cosy Lounge with carpeted stairs to the First Floor Accommodation

LOUNGE

The Lounge overlooks the front elevation. With wood-effect laminate flooring, beamed ceilings and original stone fireplace with cast iron wood burning stove, GCH radiator. The room has two arm chairs, coffee table and lamp. The tv can remain but is not included in the tenancy. Through to

KITCHEN

Kitchen, with ceramic tiled flooring and beamed ceiling. Four burner gas cooker and washer. Under-counter fridge. Radiator. Oak floor and wall units. Door out into the courtyard style garden.

STAIRS TO THE FIRST FLOOR

BEDROOM

Spacious double Bedroom with a beamed ceiling. Fully carpeted. Double bed and mattress and chest of drawers. Integrated wardrobe. Window, with attractive roman blind, overlooking the front of the property

BATHROOM

Family bathroom, comprising bath with shower over, pedestal wash hand basin and low flush wc. Laminate flooring and window overlooking the rear courtyard

Garden - Car Parking

To the front of the property is a small gravelled area, with a wooden bench. The property also has a rear garden, suitable for potted shrubs and herbs. Space for wood storage. There is also a parking space to the front of the property.



Floor 0



Floor 1

Approximate total area⁽¹⁾

407.74 ft²
37.88 m²

Reduced headroom

10.12 ft²
0.94 m²

(1) Excluding balconies and terraces

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

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.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	52
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	37	43
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	