



3 Bed House - Terraced

27 Milford Road, Duffield, Belper DE56 4EL

Offers Around £285,000 Freehold



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Fletcher
& Company

www.fletcherandcompany.co.uk

- Late Victorian Family Terraced Home of Style & Character
- A Short Walk into Duffield Village Amenities – Bus/Train Services
- Ecclesbourne School Catchment Area
- Requires Improvements & Modernisation – Great Potential
- Entrance Hall & Passage Landing
- Lounge & Kitchen/Dining Room
- Three Bedrooms, Family Bathroom & Shower Room
- Generous Well-Established & Private Garden
- No Chain Involved
- Ideal for First Time Buyer, Couple or Family

ECCLESBOURNE SCHOOL CATCHMENT AREA – This late Victorian terraced home offers a delightful blend of character and potential. While the property requires some improvements/modernisation, it presents a wonderful opportunity for those looking to put their personal touch on a classic home.

One of the standout features of this property is the large private garden to the rear, offering a tranquil outdoor space for gardening.

The location is ideal, with a short walk leading you to the amenities of Duffield village, where you can find shops, cafes, and local services. Additionally, the area benefits from good bus and train services, making it easy to commute or explore the surrounding regions.

With no chain involved, this property is ready for you to make it your own. Whether you are a first-time buyer, a growing family, or an investor, this home on Milford Road is a fantastic opportunity.

The Location

The village of Duffield is extremely sought after providing an excellent range of amenities including a varied selection of shops, schools (William Gilbert/The Meadows and the noted Ecclesbourne school). There is a regular train service to Derby city centre which lies five miles to the south of the village. Local recreational facilities include football, cricket, tennis/squash club and Chevin golf course. A further point of note is the fact that the Derwent Valley in which the village of Duffield nestles is one of the few world heritage sites.

Accommodation

Ground Floor

Entrance Hall

18'2" x 3'0" (5.54 x 0.92)

With entrance door with stained glass and leaded finish, deep skirting boards and architraves, high ceiling, period archway, coving to ceiling, dado rail, tile flooring, radiator and staircase leading to first floor.



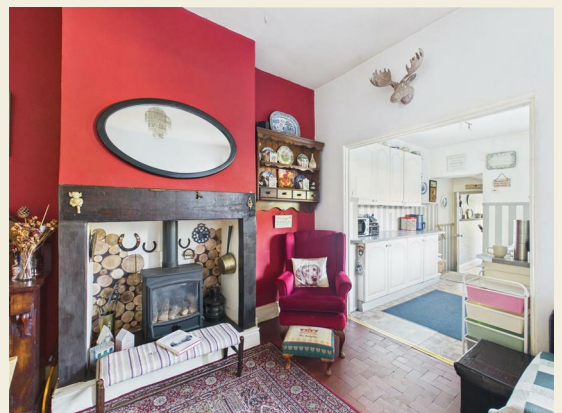
Lounge

13'1" x 12'1" (4.00 x 3.70)

With chimney breast with characterful fireplace, deep skirting boards and architraves, high ceiling, coving to ceiling, picture rail, wood flooring, radiator, double glazed window to front and internal glazed door.



Kitchen/Dining Room



Dining Area

12'0" x 12'0" (3.68 x 3.66)

With chimney breast incorporating character fireplace gas burning stove and raised hearth deep skirting boards and architraves, high ceiling, quarry tile flooring, radiator, open square archway leading to kitchen area, double glazed window overlooking rear garden and internal glazed door.



Kitchen Area

9'10" x 7'6" (3.02 x 2.29)

With single stainless steel sink unit with mixer tap, wall and base cupboards, worktop, gas cooker, high ceiling, double glazed window to side and open square archway leading to dining room.



Shower Room

8'8" x 2'9" (2.65 x 0.86)

With shower, wash basin, low level WC and double glazed side window.

Inner Lobby

3'11" x 2'9" (1.20 x 0.86)

With stairs leading down to cellar.

Rear Hall/Laundry

6'1" x 4'3" (1.87 x 1.32)

With quarry tile flooring, plumbing for automatic washing machine, sealed unit double glazed window and half glazed door giving access to garden.

Lean To

6'0" x 4'9" (1.84 x 1.45)

Cellar

A two chamber cellar.

Chamber One

6'0" x 3'2" (1.83 x 0.98)

With stone thralls.

Chamber Two

12'0" x 9'0" x 6'2" x 2'6" (3.66 x 2.76 x 1.88 x 0.78)

With stone thralls.

First Floor Landing

15'0" x 5'1" (4.58 x 1.55)

With deep skirting boards and architraves, high ceiling with centre rose, chimney breast, side fitted cupboard with shelving and access to loft space.



Bedroom One

12'11" x 12'0" (3.96 x 3.66)

With chimney breast, deep skirting boards and architraves, high ceiling, radiator, double glazed window with aspect to front and internal panelled door.



Bedroom Two

15'0" x 8'7" (4.59 x 2.62)

With deep skirting boards and architraves, high ceiling, radiator, double glazed window to rear and internal panelled door.



Bedroom Three

8'10" x 6'7" (2.71 x 2.01)

With deep skirting boards and architraves, high ceiling, double glazed window to rear and internal panelled door.



Family Bathroom

9'10" x 7'6" (3.00 x 2.29)

With bath with mixer tap/hand shower attachment, pedestal wash handbasin, low level WC, tile splashbacks, decorative beams to ceiling, radiator, cupboard housing the central heating boiler, obscure window to rear, extractor fan and internal panelled door.



Front Garden

The property is set back from the pavement edge behind a low maintenance fore-garden with natural stone walling, wrought iron railings and hand gate.

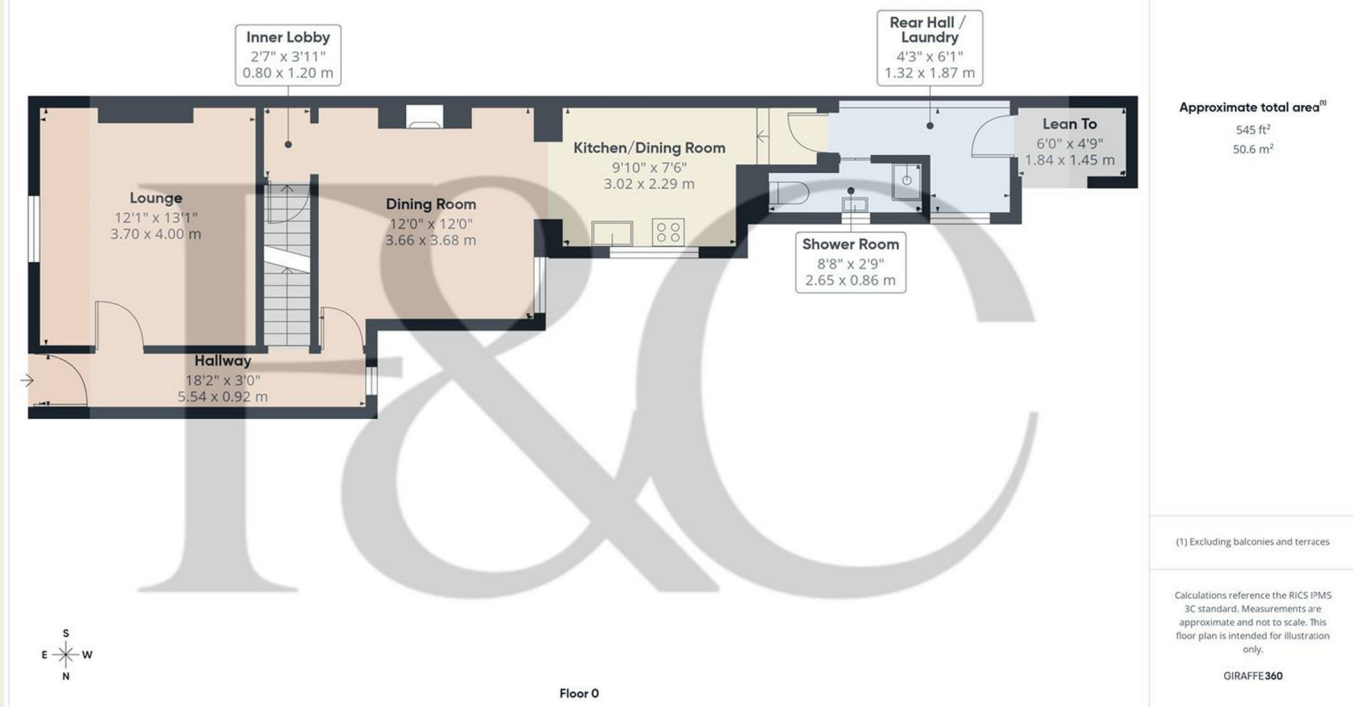


Private Generous Garden to Rear

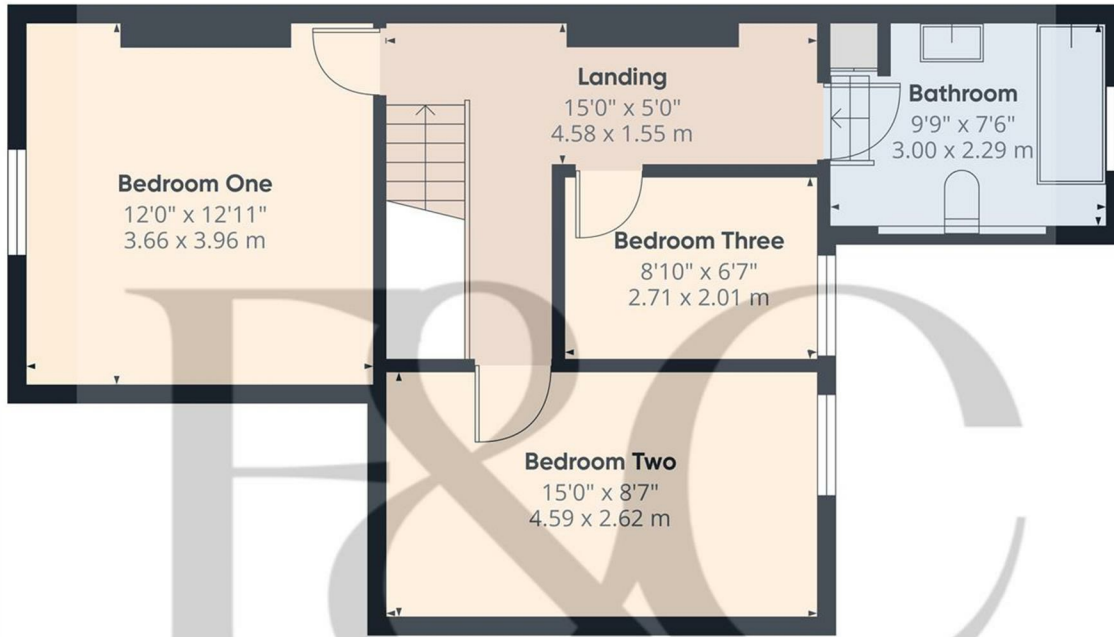
The property benefits from a long, well-established and well-stocked garden enjoying a warm south westerly aspect. The garden has a varied selection of shrubs, plants, trees and hedgerows offering privacy and a pleasant sitting out and entertaining space. Two timber sheds. The rear garden is private and has access over the neighbouring property.



Council Tax Band B



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Floor 1

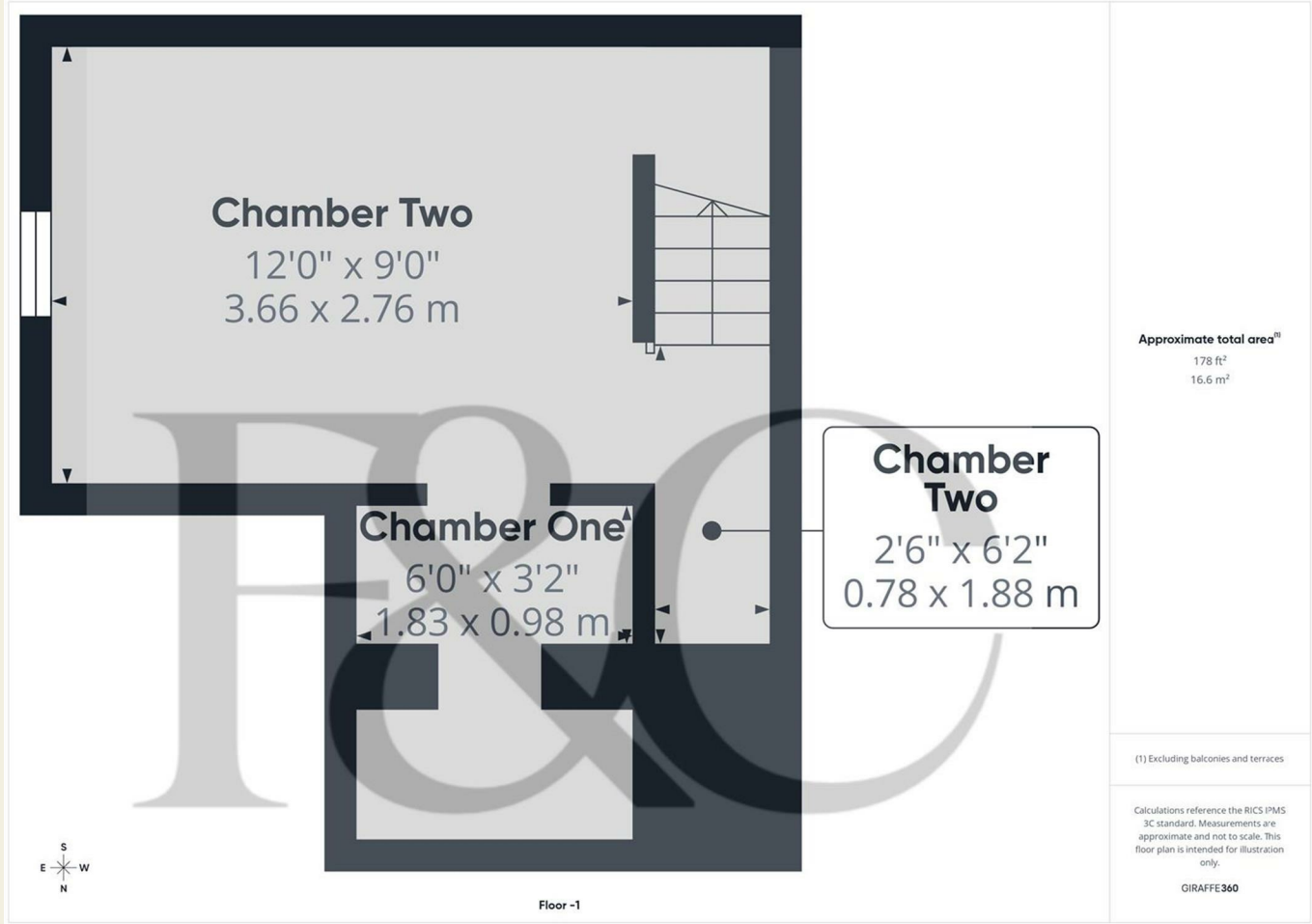
Approximate total area⁽¹⁾
504 ft²
46.9 m²

(1) Excluding balconies and terraces

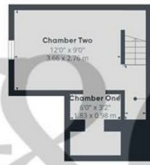
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor -1



Floor 0



Floor 1

Approximate total area⁽¹⁾
1227 ft²
114.1 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	79
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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