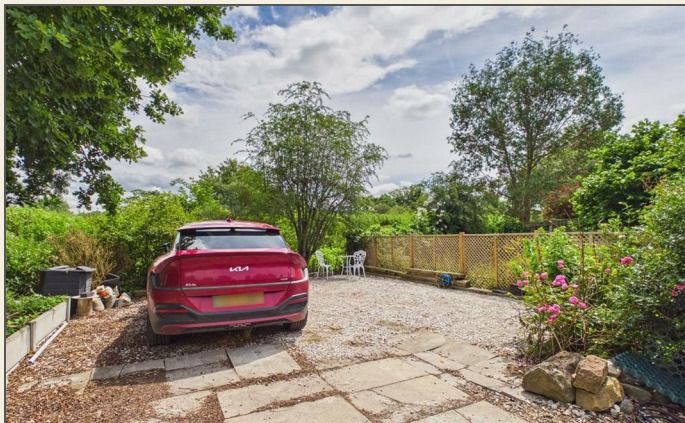




2 Bed Cottage

4 Castle Orchard, Duffield, Belper DE56 4DZ
Offers Around £350,000 Freehold



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Fletcher
& Company

www.fletcherandcompany.co.uk

- Charming Stone Cottage with Plenty of Car Parking
- Much Improved Throughout
- Convenient Cul-De-Sac Location
- Close to Duffield Amenities – Shops, Bus & Train Services
- Gas Central Heating & Double Glazing
- Lounge with Charming, Stone Fireplace
- Living Kitchen/Dining Room with Built-In Appliances
- Two Double Bedrooms & Luxury Shower Room
- Manageable Front & Rear Garden
- Driveway – Three/Four Vehicles – Ev Car Charger

This charming two double bedroom stone cottage with car parking offers a delightful blend of modern comfort and traditional character.

One of the standout features of this cottage is the ample parking available, with space for three to four vehicles, including an electric vehicle charger.

The property is situated in a pleasant cul-de-sac, conveniently close to local shops, bus/train services and A6 road access, providing easy access to the surrounding area.

Having been much improved throughout, this home is ready for you to move in without the hassle of renovation.

No chain involved, making it an excellent opportunity for both first-time buyers and those looking to downsize.

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

Entrance Porch

4'8" x 3'8" (1.44 x 1.13)

With half glazed door, double glazed window, tiled flooring and internal panelled door giving access to lounge.

Built-In Storage Cupboard

5'6" x 3'1" (1.70 x 0.95)

With tiled flooring, power, light and internal latch door.

Lounge

12'0" x 11'9" (3.66 x 3.60)

With exposed stone chimney breast incorporating stone fireplace alcove, tiled flooring, spotlights to ceiling, radiator, fitted base cupboard and double glazed sash style window to front.



Living Kitchen/Dining Room

14'1" x 11'1" x 8'11" x 7'6" (4.31 x 3.38 x 2.72 x 2.30)



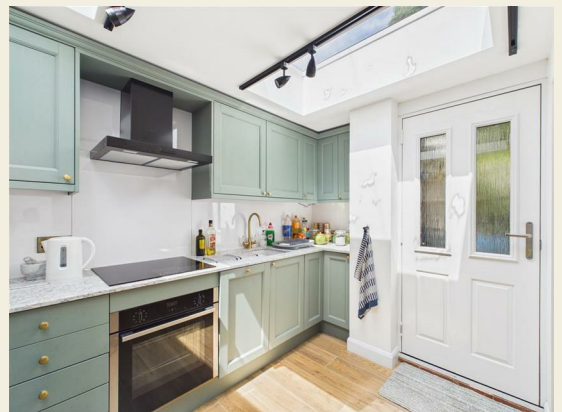
Dining Area

With tiled flooring, radiator, open space into kitchen area and internal latch door.



Kitchen Area

With single inset sink unit with mixer tap, wall and base fitted units with matching work tops, built-in Neff four ring induction hob with Neff extractor hood over, built-in Neff electric fan assisted oven, integrated Neff fridge, integrated slimline Neff dishwasher, matching tiled flooring, two feature skylight windows, bespoke display shelving with concealed lighting, additional concealed worktop lights and half glazed or giving access to garden.



Utility Cupboard

With plumbing for automatic washing machine and space for tumble dryer.

Understairs Alcove

4'5" x 2'9" (1.36 x 0.84)

With matching tiled flooring, light and power.

Inner Lobby

4'3" x 2'2" (1.30 x 0.68)

With matching tiled flooring, feature internal glass cubed window display with internal glazed window and staircase leading to first floor, handrail and double glazed window providing good light.

First Floor Landing

8'0" x 4'11" x 4'8" x 2'9" (2.46 x 1.52 x 1.44 x 0.84)

With spotlights to ceiling, built-in storage cupboard with a latch door and latch door opening onto staircase leading to bedroom two.

Double Bedroom One

12'0" x 11'9" (3.67 x 3.59)

With wood effect flooring, deep skirting boards and architraves, high ceiling, two fitted useful wardrobes either side of chimney breast with cupboard above, radiator double glazed sash style window to front, built-in cupboard and internal latch door.



Built-In Cupboard

3'7" x 3'0" (1.10 x 0.93)

With power and lighting and latch door.

Luxury Shower Room

8'8" x 1'0" (2.65 x 0.33)

With walk-in double shower with chrome fittings including shower, fitted wash basin with fitted base cupboard underneath and illuminated mirror above, low level WC, fully tiled walls, tiled flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, fitted bathroom cupboard, double glazed obscure window to rear and internal latch door.



Second Floor

Double Bedroom Two

13'1" x 12'3" (3.99 x 3.74)

With radiator, central heating boiler, double glazed window to side, double glazed window to rear and fitted wall lights.



Front Garden

To the front of the property is a small, enclosed fore garden with walling and pathway leading to entrance door.

Rear Garden

To the rear of the property is a patio garden with timber shed and requires improvements.



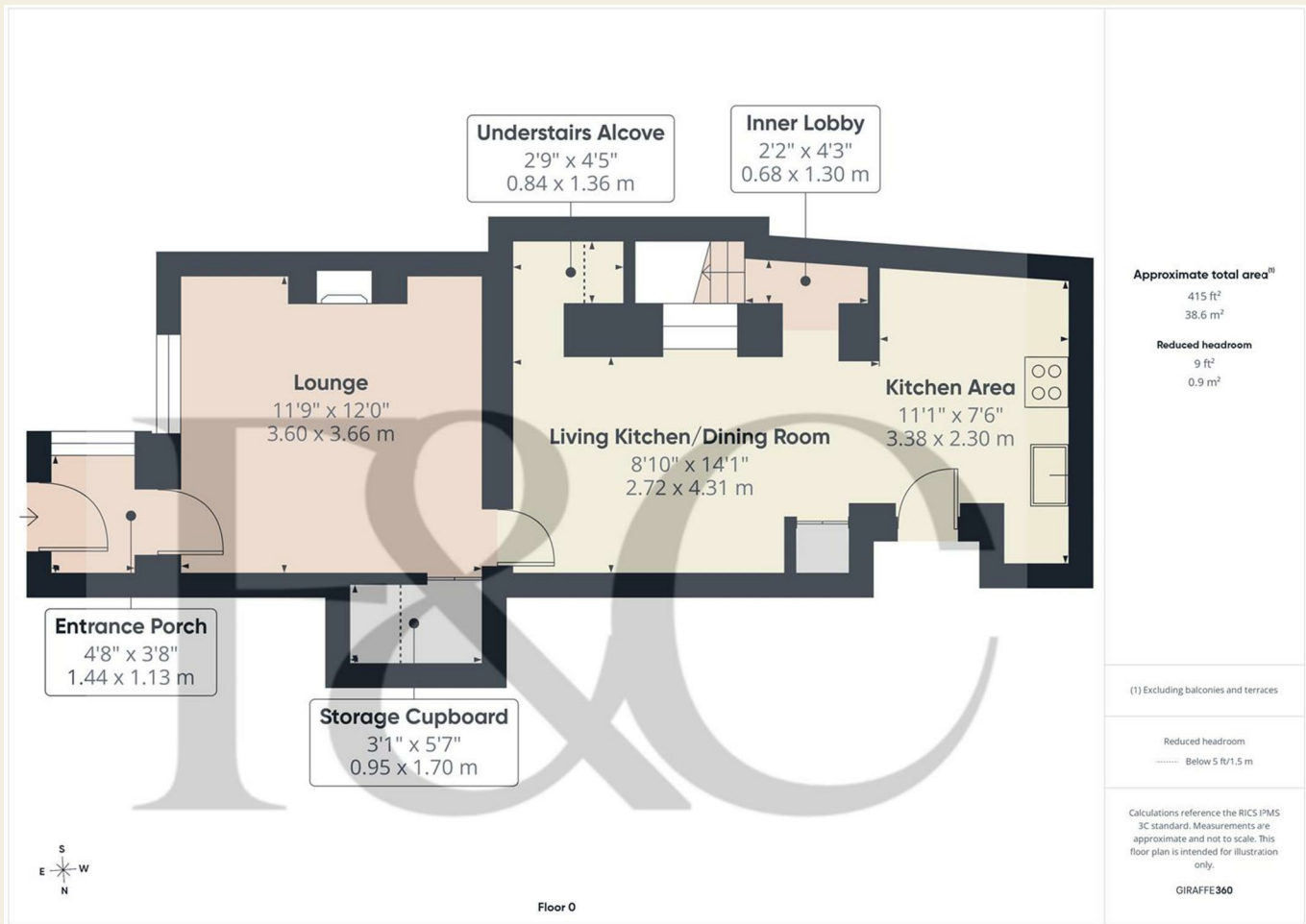
Driveway

Immediately to the front of the property is a generous sized driveway providing car standing spaces for three/four vehicles. Ev car charger point.

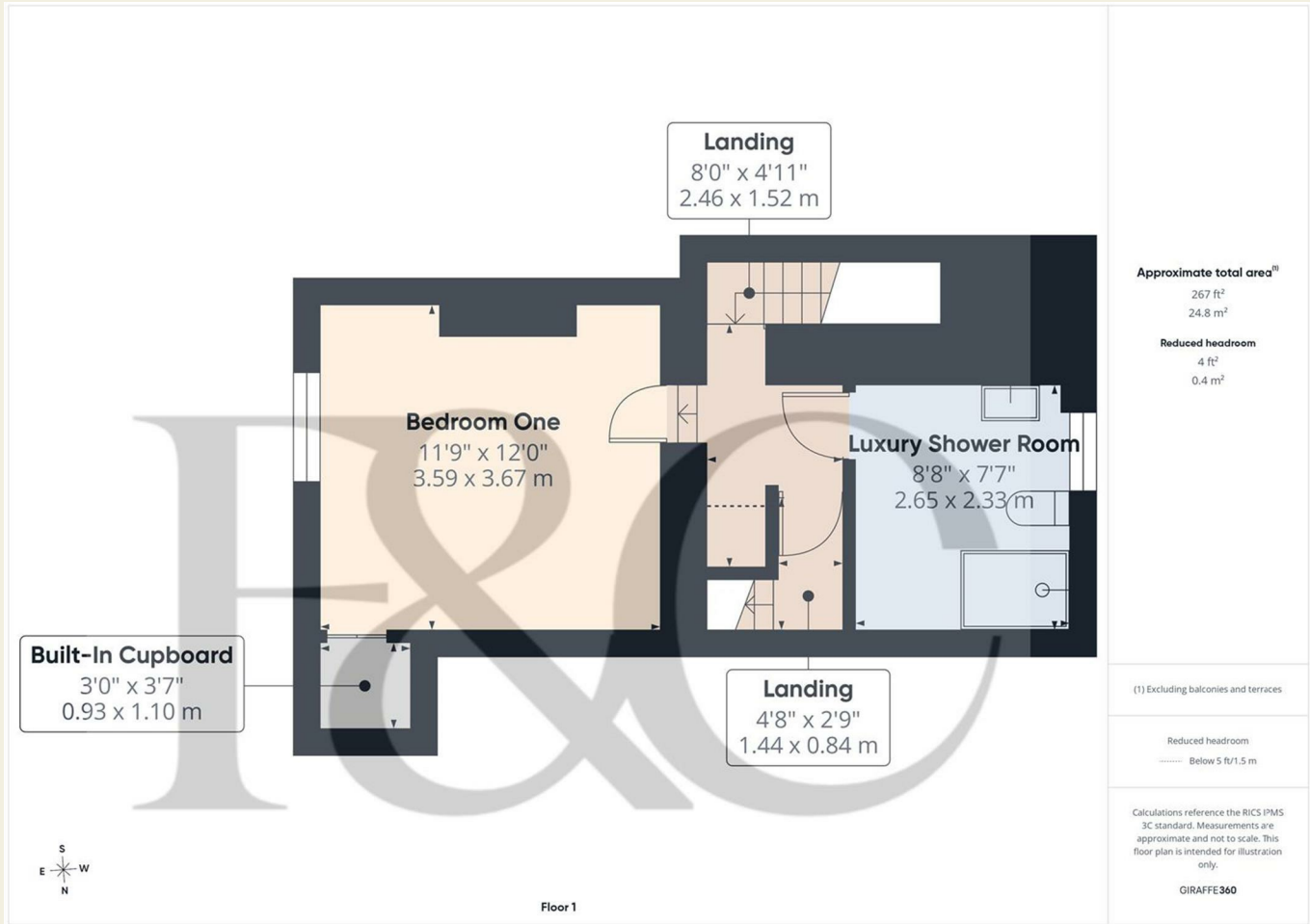


Council Tax Band B
Amber Valley

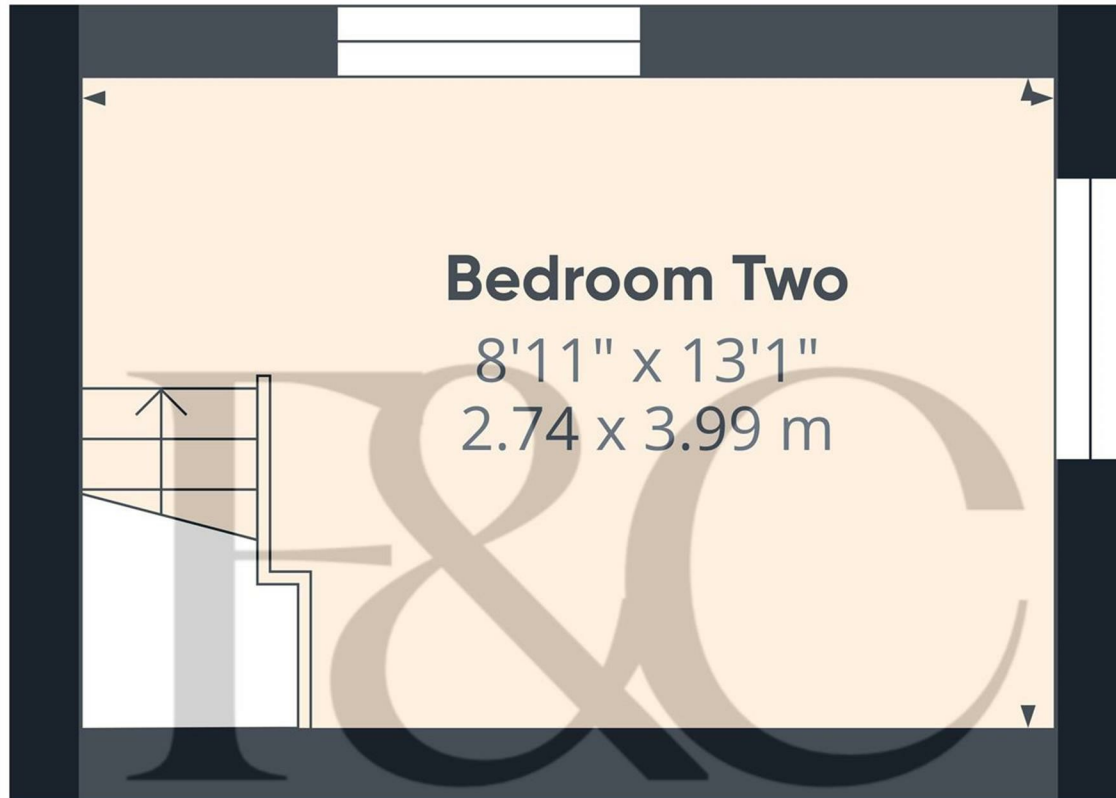




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Approximate total area⁽¹⁾
 104 ft²
 9.7 m²

(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.

GIRAFFE360

Floor 2

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
England & Wales EU Directive 2002/91/EC 		