



3 Bed House - End Terrace

46 Tamworth Street, Duffield, Belper DE56 4EZ

Offers Over £369,950 Freehold

-  3
-  2
-  1
-  D

Fletcher
& Company

www.fletcherandcompany.co.uk

- Extended Victorian Property with Modern Day Living
- Ecclesbourne School Catchment Area
- Entrance Hall & Passageway Landing
- Lounge with Fireplace
- Living Kitchen/Dining/Family Room
- Utility & Cloakroom
- Three Double Bedrooms & Family Bathroom
- Garden with Garden House/Studio
- A Short Walk Into Duffield Village Amenities - Bus/Train Services

ECCLESBOURNE SCHOOL CATCHMENT AREA - Extended three bedroom Victorian property enjoying modern day open plan living with character features located close to the centre of Duffield village.

The Location

The village of Duffield provides an excellent range of amenities including a varied selection of shops, post office, library, historic St Alkmund's Church and a selection of good restaurants, medical facilities and schools including The Meadows, William Gilbert Primary Schools and the noted Ecclesbourne Secondary School. There is a regular train service into Derby City centre which lies some 5 miles to the south of the village. Local recreational facilities within the village include squash, tennis, cricket, football and the noted 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 and is surrounded by beautiful countryside.

Accommodation

Ground Floor

Front Garden

The property is set back from the pavement edge behind a low maintenance for garden with natural dressed stone wall with plum slate chippings and pathway leading to the entrance door with hand gate.

Entrance Hall

15'5" x 3'1" (4.71 x 0.94)

With recently fitted entrance door with charming stained glass window over with leaded finish, panelling to walls, deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, period open archway and useful understairs storage cupboard.

Lounge

12'1" x 10'6" (3.70 x 3.21)

With chimney breast with fireplace alcove and raised tile hearth, deep skirting boards and architraves, high ceiling, coving to ceiling, shelving, radiator, double glazed window to front with fitted blind and internal panelled door.



Inner Hallway

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

With radiator and staircase leading to first floor.

Living Kitchen / Dining / Family Room

26'8" x 13'9" (8.15 x 4.21)



Dining / Family Area

With chimney breast with fireplace alcove, deep skirting boards and architraves, high ceiling, spotlights to ceiling, cast iron period style radiator, double glazed window to side with internal plantation shutters, illuminated display alcove with shelving, fitted breakfast bar and open space leading to kitchen.



Kitchen Area

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, built-in five ring Neff induction hob with concealed extractor hood, built-in electric fan assisted Smeg oven with grill underneath, built-in Smeg microwave, built-in Smeg combination microwave oven, concealed worktop lights, integrated dishwasher, integrated fridge/freezer, deep skirting boards and architraves, high ceiling, spotlights to ceiling, two matching skylight windows, two matching double glazed Velux style windows, open space leading to dining room/family room area, double glazed French doors opening onto garden, matching cast iron period style radiator and half glazed door giving access to utility.



Utility Room

4'8" x 4'4" (1.44 x 1.34)

With Belfast style sink with chrome period style mixer tap, tile splashbacks, fitted worktop, plumbing for automatic washing machine, radiator, double glazed Velux window and internal panelled door giving access to cloakroom.

Cloakroom

4'6" x 2'4" (1.38 x 0.72)

With a low level WC, fitted wash basin, heated chrome towel rail/radiator and double glazed window.

First Floor Passageway Landing

12'7" x 3'0" (3.86 x 0.93)

With radiator, coving to ceiling, double glazed window to side and staircase leading to second floor.

Double Bedroom One

12'3" x 12'1" (3.75 x 3.69)

With chimney breast incorporating period style cast iron display fireplace, exposed wood floors, deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, two fitted wardrobes either side of chimney breast, double glazed window to front with fitted blind and internal panelled door.



Double Bedroom Two

10'8" x 9'3" (3.27 x 2.84)

With chimney breast with cast iron period display fireplace, deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, built-in storage cupboards, additional built-in wardrobe with clothes rails, double glazed window to rear with fitted blind and internal panelled door.



Family Bathroom

10'0" x 7'7" (3.05 x 2.32)

With bath with chrome mixer tap/hand shower attachment, pedestal wash handbasin, low level WC, separate shower cubicle, with shower, fully tiled walls, tile flooring, radiator, deep skirting boards and architraves, high ceiling, spotlights to ceiling, built-in cupboard housing the combination boiler, double glazed window to rear and internal panelled door.



Second Floor Landing

2'10" x 2'8" (0.88 x 0.82)

With smoke alarm.

Double Bedroom Three

14'2" x 9'4" (4.33 x 2.87)

With exposed wood floors, radiator, double glazed window to side, two matching double glazed Velux windows with fitted blinds to front, built-in storage cupboard and useful built-in storage eaves cupboard and internal panelled door.



Garden

To the rear of the property is a lawn garden with raised patio with outside lights and power.

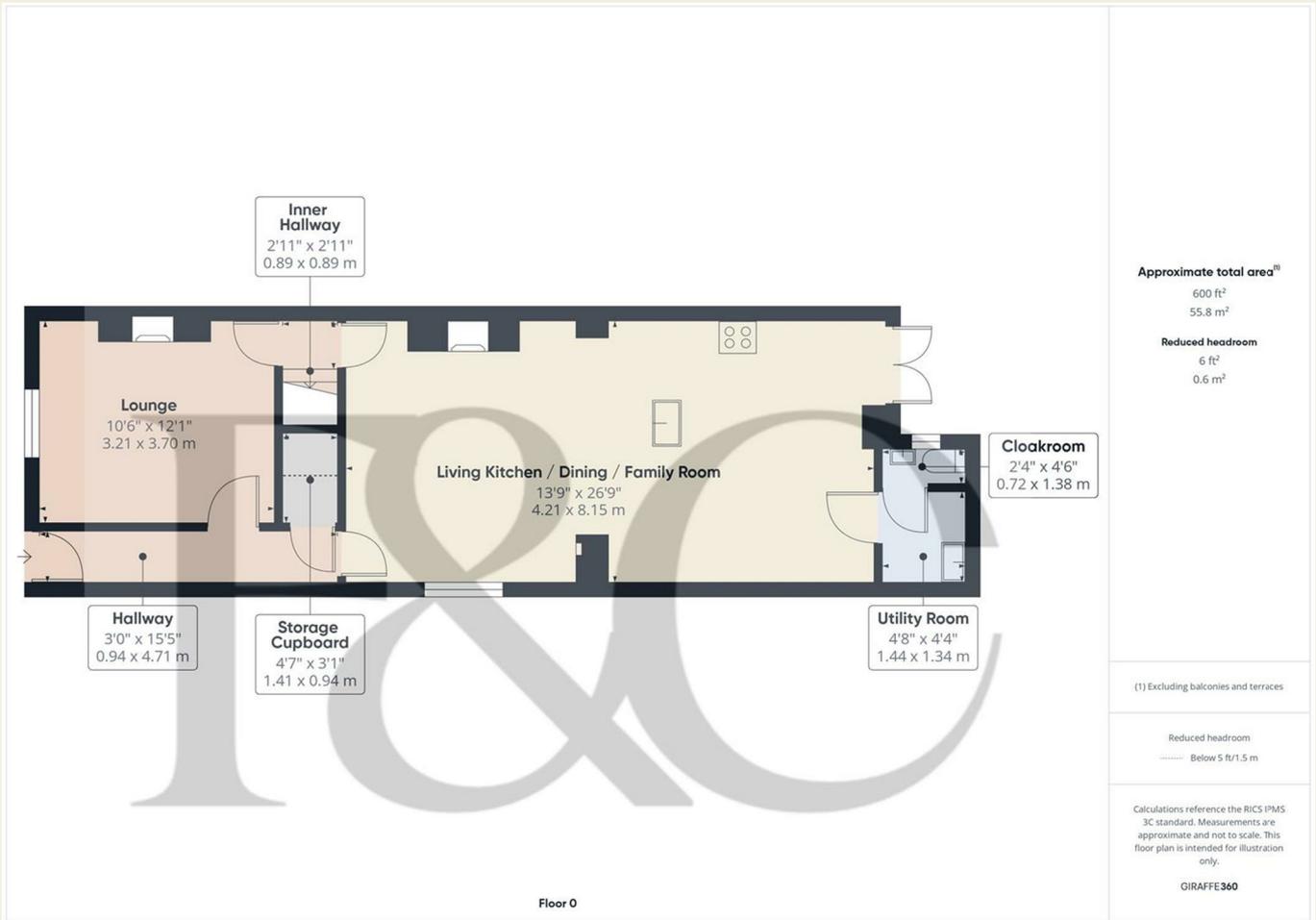


Garden House / Studio

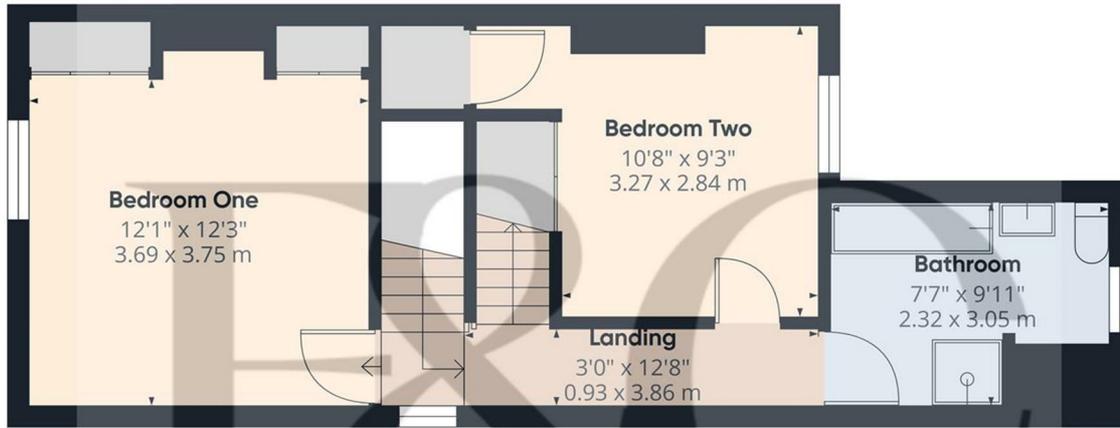
With power.

Council Tax Band B

Amber Valley



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.



Approximate total area⁽¹⁾
 415 ft²
 38.5 m²

(1) Excluding balconies and terraces

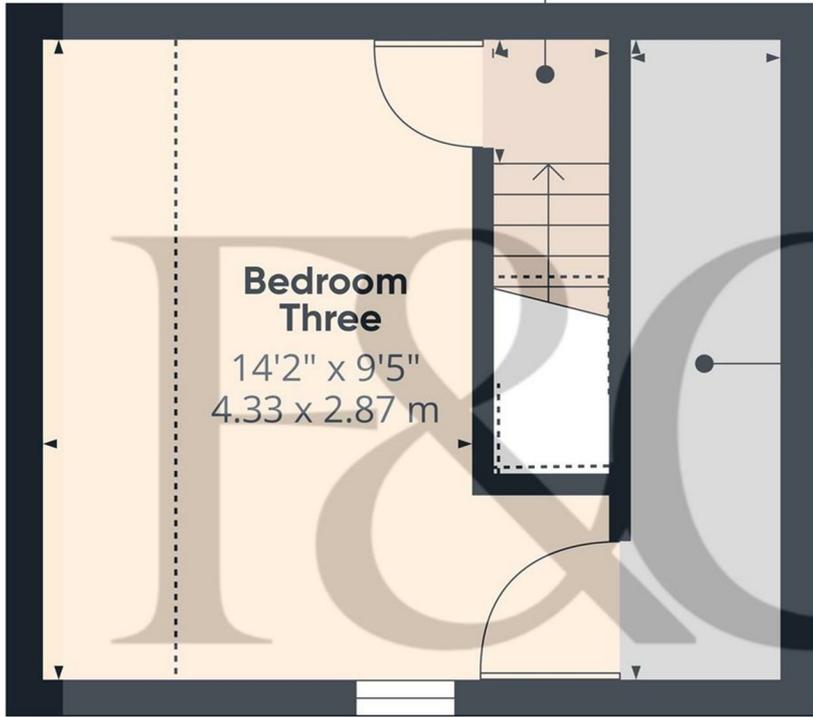
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 1

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.

Landing
2'10" x 2'8"
0.88 x 0.82 m



Bedroom Three
14'2" x 9'5"
4.33 x 2.87 m

Storage Cupboard
13'10" x 3'6"
4.22 x 1.07 m

Approximate total area⁽¹⁾
201 ft²
18.7 m²

Reduced headroom
89 ft²
8.3 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.

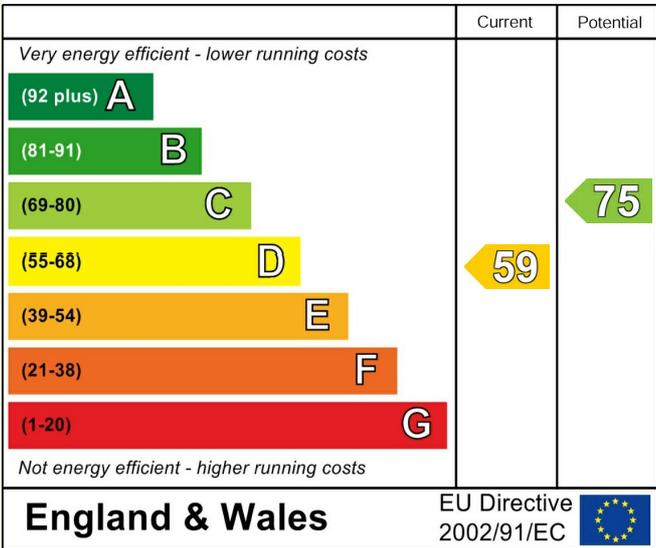
GIRAFFE360

Floor 2

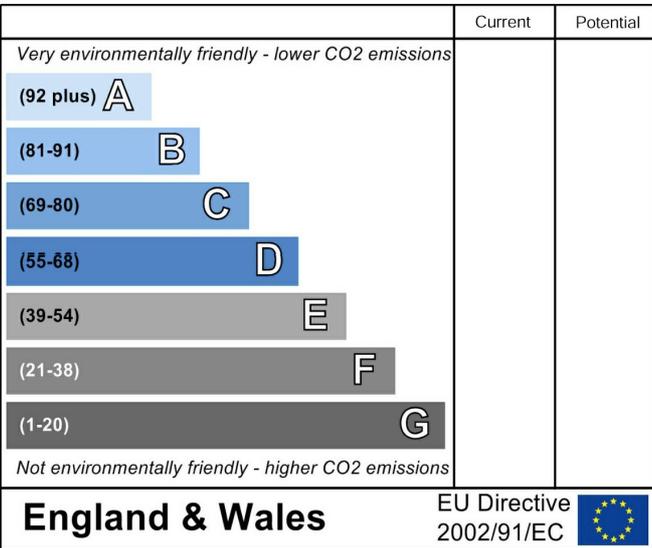
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this 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.



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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.