



## 2 Bed Cottage

116 Eaton Bank, Duffield, Belper DE56 4BH

Offers Around £225,000 Freehold



**Fletcher**  
& Company

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- Charming Stone Cottage - Ideal Choice For The Professional or Single Persons
- Cul-de-Sac Location - Delightful Walks to Bluebell Woods & Duffield Bank
- Lounge with Stone Fireplace with Log Burning Stove
- Kitchen Diner
- Two Bedrooms ( Bedroom Two/Study )
- Bathroom with Shower
- Front & Rear Gardens
- Outside Utility/Laundry
- In Front of the Cottages is off-road Car Parking
- Ecclesbourne School Catchment Area

A charming stone terrace cottage of character occupying a cul-de-sac location nestling into the hillside of the very sought after Eaton Bank. The property is offered for sale with no chain involved.

It is located along one of Duffield's most premier locations ideally suiting the professional or single persons. Eaton Bank is a pleasant leafy and tranquil setting located close to walks in the beautiful Bluebell Woods and countryside.

We believe the property was built around the 1860's and is constructed of stone beneath a roof of slate with the front elevation having an attractive appearance revealed by period wooden sash windows, stone lintels and sills and entrance door. The property is set back from pavement edge behind a foregarden which is laid to lawn with flowerbeds and attractive stone wall.

An internal inspection will reveal gas centrally heated living accommodation and briefly comprises, charming lounge with stone fireplace with log burning stove, kitchen/diner, understairs storage/pantry with shelving, first floor landing, double bedroom one with period display fireplace, small bedroom two/study with two useful built-in storage cupboards and a bathroom with shower.

To the rear of the property, there is a garden laid to lawn with flowerbeds and patio. There is also a useful outside utility/laundry room with power, lighting and plumbing for automatic washing machine.

In front of the cottages is off-road car parking.

## The Location

The location is convenient for Duffield and Little Eaton.

The village of Duffield provides 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 into Derby City centre which lies some five 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.

Little Eaton village is also easily accessible from this property providing local shops, reputable Village Primary School, historic church, public houses, regular bus services and noted village park.

## Accommodation

### Ground Floor

#### Lounge

11'11" x 11'1" (3.65 x 3.38)

With chimney breast incorporating stone fireplace with log burning stove with raised stone hearth, decorative beams to ceiling, radiator, latch door giving access to understairs storage, period style multi-pane sash window to front, entrance door with inset window, exposed timbers and stone work, wood skirting boards and wall light.



#### Inner Lobby

6'5" x 2'6" (1.98 x 0.78)

With staircase leading to first floor.

## Kitchen Diner

11'5" x 7'10" (3.49 x 2.39)

With porcelain sink unit with period style mixer tap, wall and base fitted units with solid wood worktops, gas cooker included in the sale with concealed extractor hood, radiator, decorative beams to ceiling, window to rear with slate tile sill, continuation of the slate tiles providing tile splashbacks, wood effect flooring, exposed timbers and woodwork and charming stable door to rear.



## Pantry/Understairs Storage

2'7" x 2'5" (0.80 x 0.74)

Providing storage with two access doors.

## First Floor Landing

5'1" x 2'7" (1.55 x 0.80)

With character beam to ceiling.

## Bedroom One

11'9" x 10'3" (3.60 x 3.14)

With chimney breast with characterful decorative fireplace, wood skirting boards, radiator, access to roof space, multi-pane sash period style window to front and internal stripped latch door.



## Bedroom Two/Study

7'9" x 5'8" (2.38 x 1.75)

With built-in wardrobe with clothes rails, built-in cupboard with shelving, wood skirting boards, radiator, character window to rear with deep window sill and internal latch door.



## Bathroom

5'4" x 5'3" (1.63 x 1.62)

With bath with electric shower over, fitted wash basin, low level WC, tile splashbacks, tile flooring, heated chrome towel rail/radiator, character window to rear with tile sill and internal latch door.



## Front Garden

The cottage is set back behind a lawn fore-garden with flower beds, pathway to the entrance door and charming stone wall.

## Rear Garden

To the rear of the property is a lawn garden with well-stocked flower beds and pathway leading to a top patio providing a pleasant sitting out and entertaining space. Timber garden shed included in the sale.



## Outside Brick Store/Laundry

7'8" x 4'4" (2.34 x 1.33)

With power, lighting, plumbing for automatic washing machine and latch door.



Council Tax Band - B

Erewash



**Pantry /  
Understairs Storage**

2'7" x 2'5"  
0.80 x 0.74 m



**Lounge**

11'1" x 11'11"  
3.38 x 3.65 m

**Kitchen Diner**

11'5" x 7'9"  
3.49 x 2.39 m

**Inner  
Lobby**

6'6" x 2'6"  
1.98 x 0.78 m

**Approximate total area<sup>(1)</sup>**

255 ft<sup>2</sup>  
23.7 m<sup>2</sup>

**Reduced headroom**

6 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(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 Building 1

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Approximate total area<sup>(1)</sup>  
220 ft<sup>2</sup>  
20.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1 Building 1

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# Brick Store / Laundry

4'4" x 7'8"  
1.33 x 2.34 m



Floor 0 Building 2

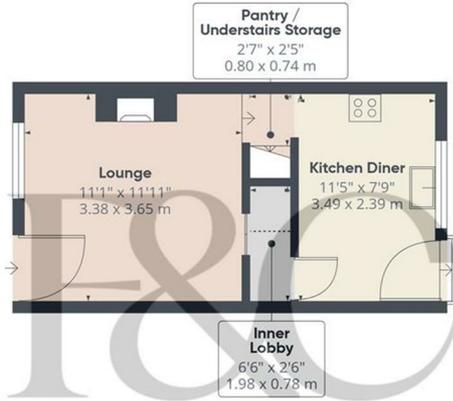
**Approximate total area<sup>(1)</sup>**

34 ft<sup>2</sup>  
3.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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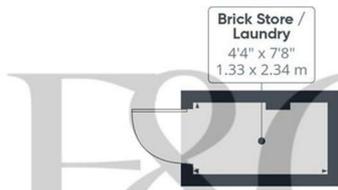
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>m</sup>  
 509 ft<sup>2</sup>  
 47.3 m<sup>2</sup>  
 Reduced headroom  
 6 ft<sup>2</sup>  
 0.6 m<sup>2</sup>

(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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### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>89</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>61</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         | <b>89</b> |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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