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3 Bed House

49 King Street  
Duffield  
Belper  
DE56 4EU

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£1,995 Per Calendar Month

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Fletcher  
& Company

49 King Street  
Belper  
DE56 4EU



• A Truly Stunning Three/ Four Bedroom Property In The Heart Of Duffield • No-Expense Spared Throughout This Loving Refurbished & Stunning Home • Ground Floor With Underfloor Heating • Driveway Parking (Rare For This Road) With EV Charger • Over 1200 Sq.Ft Of Delightful Decor & Fittings - A Remarkable Property • Large Open Plan Ground With Substantial Storage Throughout • Kitchen Complete With Integrated Appliances (Double Fridge/ Freezer, Dishwasher & Washer Dryer) • Ecclesbourne School Catchment Area • High Specification Finish With A No Expense Spared Look And Feel • Available Early February & Long Term

High Specification Three / Four Bedroom Property Situated in the desirable village of Duffield, Derbyshire.

This property was thoughtfully and lovingly refurbished just 18 months ago in a no-expense-spared manner, providing exceptional results.

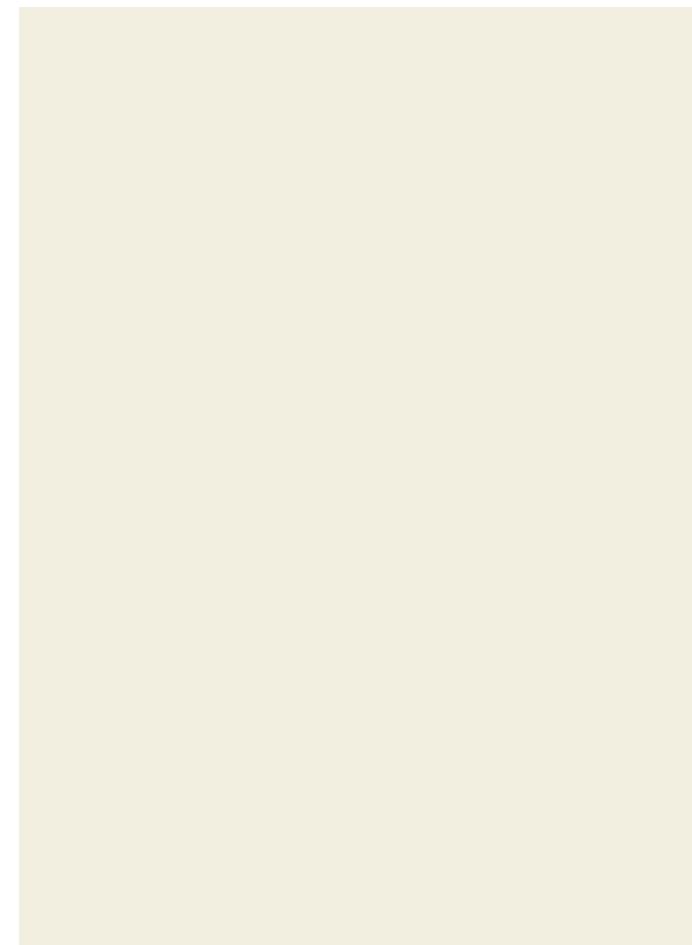
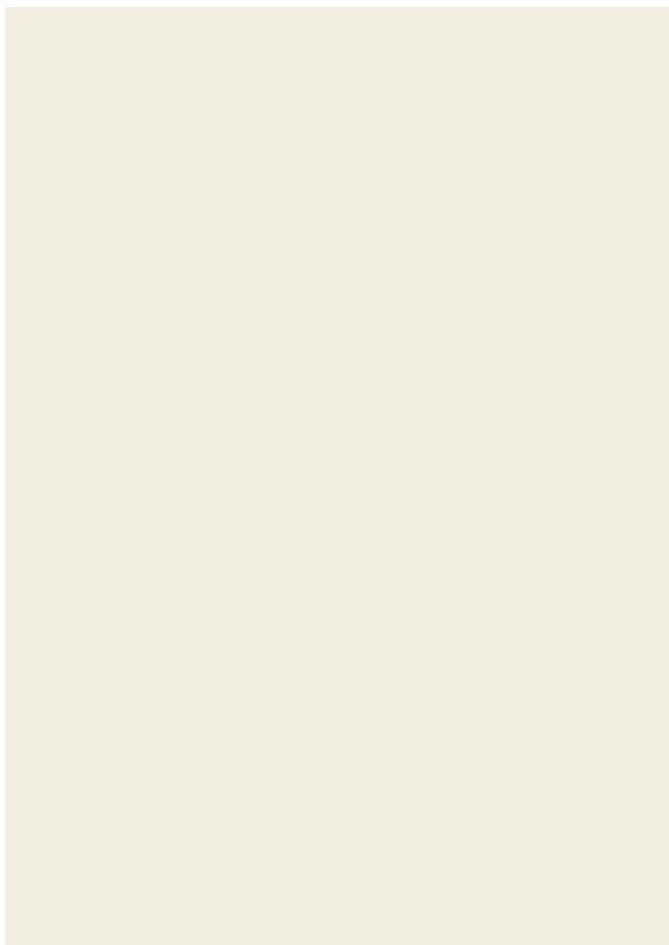
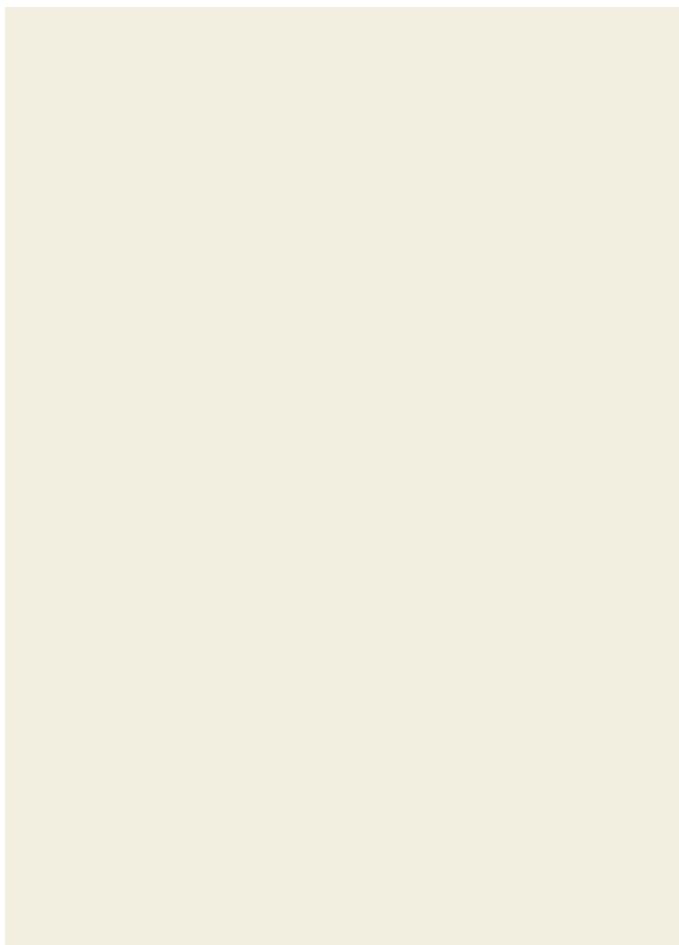
In brief, this stunning, executive-level property comprises a stylish entrance hallway with immediate access to a contemporary ground-floor WC/ cloakroom with built-in storage. The hallway then leads to the stylish and sizeable kitchen/diner, a very much all-encompassing space with a double fridge freezer, dishwasher, and washer/dryer (All AEG). The kitchen has substantial storage and a practical layout, perfect for cooking or baking enthusiasts, or a couple/family who enjoy being in a cosy, contemporary, and stylish area of this extraordinary property. From the kitchen, you can retire into the large open-plan living area, which affords lovely views of the rear patio through its vast bi-folding doors. The stairs benefit from further thoughtful design, providing colossal amounts of understairs storage.

The stairs lead to a split-level landing with an office / small single / box room, offering flexibility for work or occasional use. The next flight of stairs takes you to the main bedroom areas, where you will find three double bedrooms and a family bathroom off the long and stylish landing area. The master bedroom benefits from built-in storage and a stylish curved en-suite with additional storage.

The second bedroom also benefits from built-in storage, while the third, thoughtfully placed next to the master, offers flexibility. The family bathroom is designed in keeping with this extraordinary masterpiece. High-specification AEG appliances, filtered/purified water taps, new windows with fitted blackout blinds, new doors and heavily insulated throughout.

Outside, the property benefits from car parking to the front, a well-placed side store with EV charger, and a generous rear garden with a large patio area.







Duffield House  
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Duffield  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(A) plus	<b>A</b>		
(B) plus	<b>B</b>		
(C)	<b>C</b>		
(D)	<b>D</b>		
(E)	<b>E</b>		
(F)	<b>F</b>		
(G)	<b>G</b>		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	
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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 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.

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