





3 Bed House - Townhouse

16 Duffield Court, Duffield DE56 4EQ

£1,100 PCM

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Fletcher & Company

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- Redecorated Throughout With Newly Fitted Carpets
- An Immaculately Presented Three Bedroom Property
- First Floor Outdoor Balcony Offering Superb Views
- Beautifully Maintained Communal Gardens
- Patio Area
- Separate Utility Area
- Off Road Parking
- Council Tax Band C
- Groundfloor Bedroom With WC (Could Easily Be Guest Room/ Office/ Gym)
- Walking Distance To The Train Station & Bus Stop

A BEAUTIFULLY PRESENTED THREE BEDROOM TOWN HOUSE IN THE HEART OF DUFFIELD VILLAGE.

Situated in the highly sought after village of Duffield, this attractive three bedroom townhouse offers spacious and versatile accommodation arranged over three floors.

The property benefits from a nicely fitted family bathroom and an open plan kitchen/dining area, complete with sliding patio doors opening onto a first floor balcony overlooking the attractive communal gardens and beyond.

The ground floor accommodates the third bedroom, offering flexibility for use as a home office or guest room, whilst the second floor provides two further bedrooms and the contemporary family bathroom. The property also boasts a utility area, inbuilt storage and a WC on the ground floor for added comfort.

Further benefits include well maintained communal gardens, residents' parking and a superb central village location, within easy reach of local shops, cafés, amenities and Duffield Railway Station.

The property also falls within the highly regarded Ecclesbourne School catchment area.

Front Entranceway
The Front Entrance Door opens into the hallway with door through to:

Utility room
The Utility Room is fitted with cupboards and worktops. Washer/dryer is included. Guest cloakroom with wc and wash hand basin.

Bedroom Three
Bedroom Three is fully carpeted with a window and door to the outside paved area and further into the communal gardens. Radiator.

Staircase to the First Floor Accommodation

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Lounge

A delightful Lounge with sliding glass doors onto the balcony overlooking the communal gardens.

Kitchen area

The Kitchen area is fitted with pine fronted base and wall units, comprising a breakfast bar. Built-in appliances include electric fan assisted oven, four ring halogen hob, Siemens dishwasher and integrated fridge freezer.

Staircase to the Second Floor Accommodation

Bedroom One

Bedroom One is fully carpeted with windows overlooking the rear elevation. Built-in wardrobes and fitted dressing table. Radiator.

Bedroom Two

Bedroom Two is fully carpeted with windows overlooking the front elevation. Fitted wardrobe. Radiator.

Bathroom and separate WC

The bathroom is fitted with a bath with electric shower over and wash hand basin within a vanity unit.

Separate WC with wash hand basin.



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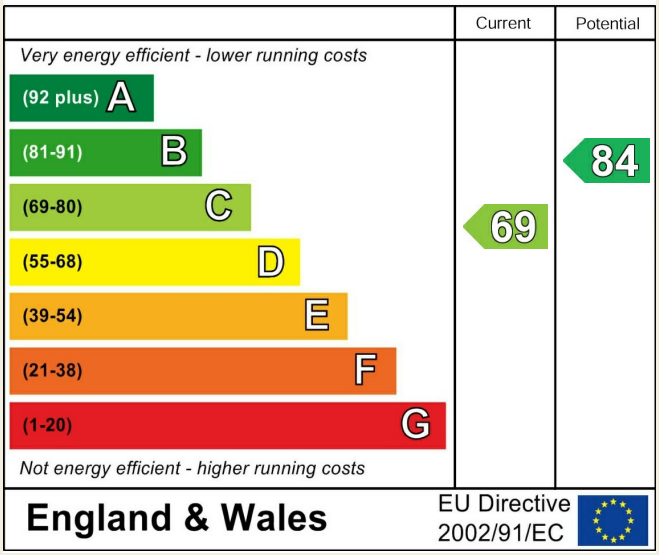
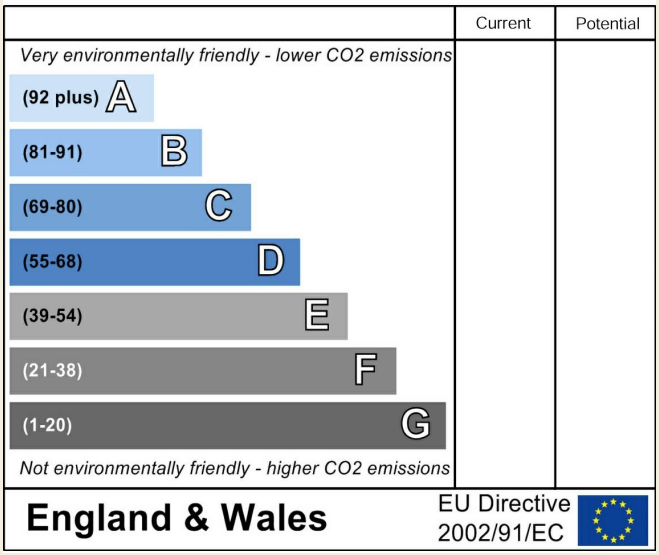
Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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