3 Bed House - Semi-Detached

72 Town Street
Duffield
DE56 4GG

£1,700 Per Calendar Month

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# 72 Town Street
# Duffield
# DE56 4GG

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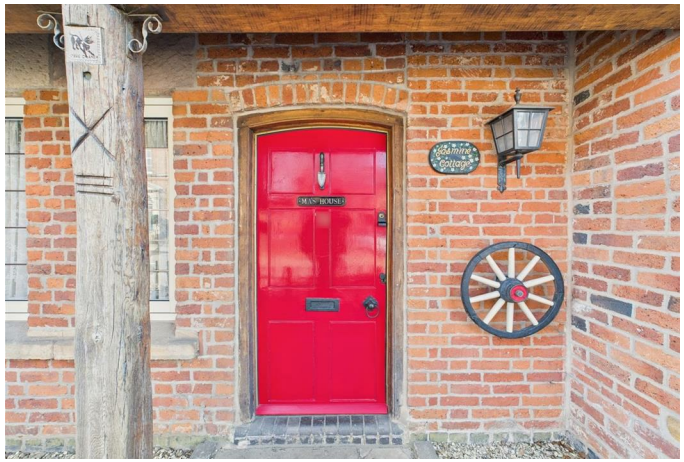
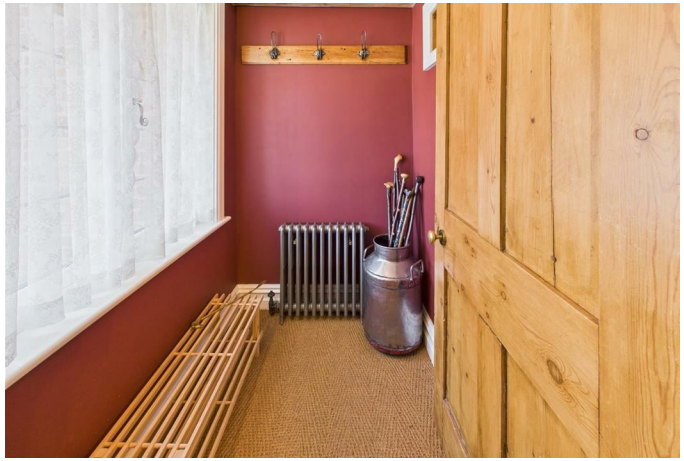
• Charming Cottage in Central Location • Three Double Bedrooms • Lounge and Dining Area • Study/ Office • Breakfast Kitchen • Family Bathroom • Low Maintenance Gardens • Available Fully Furnished (Discuss Requirements With Branch) • Ecclesbourne School Catchment Area • A Truly Stunning Property

A stunning property full of character – This deceptively spacious three double bedroom cottage enjoys a central location with easy access to all local amenities in the highly sought after village of Duffield and noted ECCLESBOURNE SCHOOL CATCHMENT AREA. The property has the advantage of gas fired central heating and the accommodation comprises; Entrance Hall, Cloaks Area, Study, Living Room with feature fireplace, open plan Dining Area, fitted Breakfast Kitchen, first floor galleried landing, three double Bedrooms and Family Bathroom. Low maintenance garden to rear.

Available Mid December 2026

Available Fully Furnished.





## Ground Floor

The property can be entered via a secure wooden door to the front elevation leading into:

## Entrance Hall

A spacious Entrance Hall having original quarry tiled flooring, staircase leading to the first floor landing with turned balustrade and handrail, fitted dado railing, central heating radiator, sash window to the front aspect and door leading through to:

## Cloakroom

4'11" x 4'2" (1.50m x 1.27m)

A useful cloak area providing ample hanging space and useful storage, there are exposed wooden floorboards, multi-paned sash window to the front elevation and door leading through to:

## Study

7'8" x 5'10" (2.34m x 1.78m)

A useful room, suitable for a variety of uses including a study or potential utility area. There is a wall mounted gas boiler, fitted shelving and gas and electricity meters.

## Living Room

17'4" maximum x 9'6" (5.28m maximum x 2.90m)

The Living Room has the advantage of a feature fireplace incorporating a gas fire with cast iron grate, brick hearth with extended television plinth to side and wooden mantle over, half height tongue and groove wood panelling, fitted shelving into chimney recess, windows to both the side and rear elevation and open plan leading through to:

## Dining Area

11'3" x 9'10" (3.43m x 3.00m)

A well proportioned Dining Area having exposed beams to ceiling, half height tongue and groove wood panelled wall..

## Fitted Breakfast Kitchen

13'1" x 9'6" + 7' x 3'9" (3.99m x 2.90m + 2.13m x 1.14m)

Fitted with a range of base, eye-level and drawer units with glazed display cabinets and roll top work surface, there is a single bowl stainless steel sink unit with taps and tiled splashback, space for a cooker with fitted extractor fan over, plumbing for an automatic washing machine and space for a fridge/freezer, fitted breakfast bar, ceramic tiled flooring, exposed beams to ceiling and a wooden glazed door to the rear aspect leading out into the gardens.

## First Floor

## Galleried Landing

On the first floor galleried landing there is a continued handrail and turned balustrade, sash window to the front aspect and doors leading through to:

## Bedroom 1

18' maximum x 11'3" (5.49m maximum x 3.43m)

A generous bedroom having exposed wooden floorboards, part wood panelled walls, sash window to the side aspect and original windows to the front elevation with a pleasant outlook towards Eaton Bank and St Alkmund's church.

## Bedroom 2

13' x 9'5" (3.96m x 2.87m)

Having beams to ceiling, central heating radiator and an original window to the front elevation with pleasant outlook.

## Bedroom 3

15'11" average x 9'8" (4.85m average x 2.95m)

A spacious third bedroom with exposed wooden floorboards, part wood panelled walling, airing cupboard housing hot water tank with slatted drying shelves, double radiator, window to the side elevation with pleasant outlook and an original window to rear overlooking the gardens.

## Family Bathroom

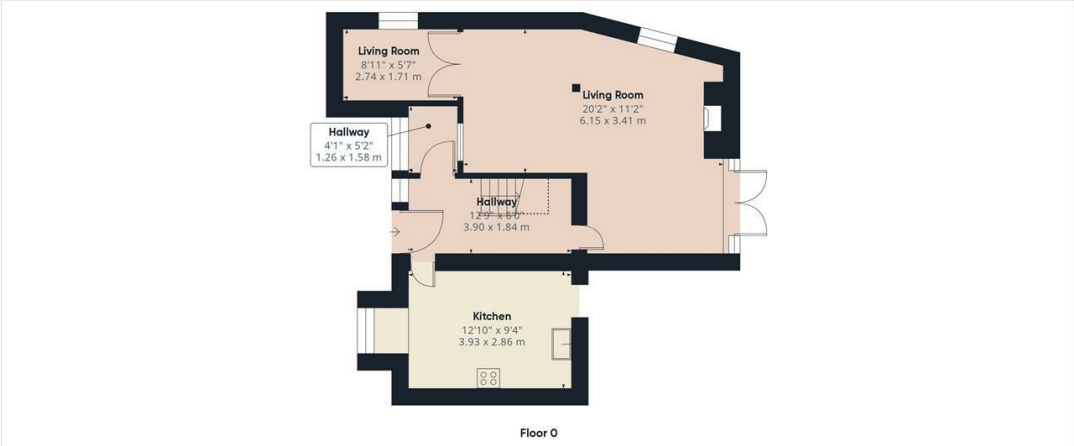
Fitted with a three-piece suite comprising a panel sided bath with a fitted electric shower over and curtain rail, pedestal wash hand basin and low level WC, wooden floorboards, fitted light with shaver point, access to the loft space, radiator and glass block window to rear.

## Outside

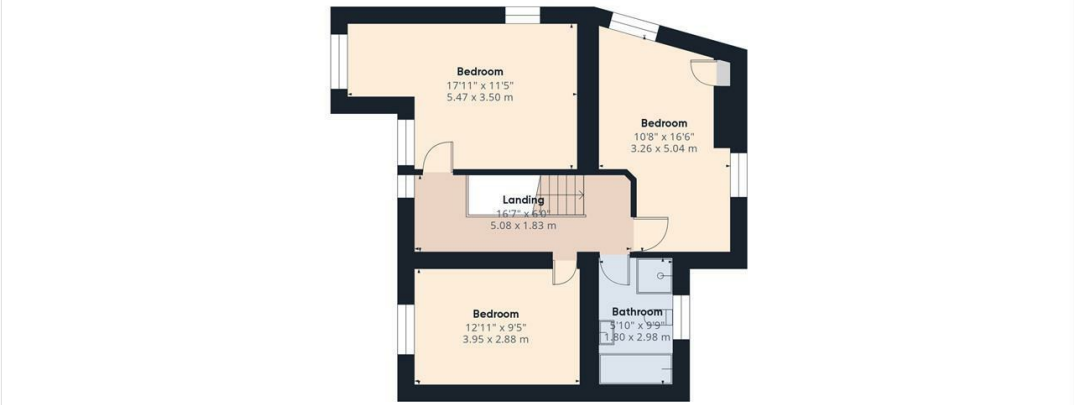
To the rear of the home there is a low maintenance enclosed garden, firstly having a gravelled courtyard with random paving providing an ideal outdoor dining and seating area. Otherwise to the rear of the home, there is a further raised patio with well stocked mature borders incorporating a variety of plants, shrubs and specimen trees, further raised beds and timber garden shed providing useful storage. All enjoying a degree of privacy behind brick and stone built border walls.

## Directional Notes

From our Duffield office, proceed south along town Street and the property can be found on the right hand side.




Floor 0




Floor 1

**Approximate total area**(1)

1136.03 ft²

105.54 m²

**Reduced headroom**

14.3 ft²

1.33 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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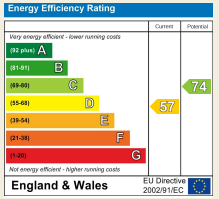


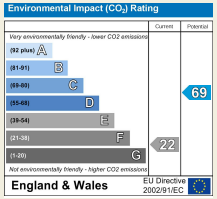


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