



£250,000

Crown Street, Belper DE56 4EY

Cottage | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Beautiful Mid Terraced Cottage
- 3 Bedrooms, 3 Storeys
- Through Lounge/Diner & Kitchen
- Extended Utility Room
- Private Enclosed Garden
- Close To All Amenities & Major Road Links
- Ideal First Home Or Downsize
- Extremely Sought After Village Location
- View Essential
- COUNCIL TAX BAND B

## Property Description

New to the market is this superbly presented Victorian mid terrace cottage, located within the highly sought after village of Duffield.

## Main Particulars

Derbyshire Properties are delighted to present this spacious three story Victorian mid terrace cottage located in the highly sought-after village of Duffield. The property is positioned within close proximity to all of Duffield's amenities to include shops, beauticians, restaurants, bistro, pub, and useful road and rail links. We believe the property would ideally suit first time buyers and young families and an early internal inspection should be undertaken to avoid disappointment.

### Entrance Porch

1.13m x 0.88m (3' 8" x 2' 11") Entered via a sealed unit double glazed door from the side elevation, double glazed window to the front elevation, wall mounted coat storage and internal door leading to the main entrance hall.

### Hallway

With carpeted staircase to 1st floor landing, wall mounted double radiator and internal door accessing the dining area.

### Dining Area

3.34m x 2.56m (10' 11" x 8' 5") With double glazed window to the front elevation, wall mounted double radiator, decorative coving and rose to ceiling. Opening to the lounge area :

### Lounge Area

3.52m x 3.51m (11' 7" x 11' 6") This very welcoming cosy lounge is located between the kitchen and dining area and the feature focal point is a cast-iron fireplace with tiled hearth. TV point, decorative coving and spotlights to ceiling, wall mounted radiator, double glazed window to the rear elevation, large under stairs storage cupboard and internal door accessing the extended kitchen.

### Kitchen

3.74m x 1.69m (12' 3" x 5' 7") Mainly comprising of a range of wall and base mounted units with solid wood work surfaces incorporating a 'Belfast' sink with mixer taps. Integrated electric oven, hob and extractor hood over, wall mounted gas combination boiler, under cupboard lighting, integrated dishwasher and refrigerator, wall mounted single radiator, tiled floor covering and door and window opening into utility area.

### Utility Room

2.59m x 1.25m (8' 6" x 4' 1") With the continuation of the kitchen cupboards and work-surface, integrated freezer, washing machine and space for a tumble dryer, continuation of the tiled floor covering, spotlighting and superb lantern to ceiling creating high levels of natural and double glazed sealed unit door, allowing for access to the rear garden.

## First Floor

### Landing

Access via the main entrance hallway with secondary staircase to 2nd floor landing and internal doors accessing two bedrooms and bathroom.

### Bedroom 2

3.55m x 2.51m (11' 8" x 8' 3") Double glazed window to the rear elevation, decorative coving to ceiling, dado rail and wall mounted single radiator.

### Bedroom 3

3.37m x 1.80m (11' 1" x 5' 11") Double glazed window to the front elevation, wall mounted single radiator and space for bedroom furniture .

### Shower Room

2.62m x 1.66m (8' 7" x 5' 5") This well appointed and spacious three piece shower suite comprises of WC, pedestal wash hand basin and large shower enclosure with wall mounted electric shower attachment over. Attractive tiling to walls, double glazed obscured window, wall mounted extractor fan, wall mounted heated rail and tiled floor covering.

## Second Floor

### Bedroom 1 (Master)

5.49m x 3.20m (18' 0" x 10' 6") (into roof space) Located in the roof space is this beautifully presented master suite benefiting from 'Velux' windows to front and rear elevations, fitted wardrobes provide ample storage and hanging space, additional storage space located in the roof eaves, exposed beams and wall mounted radiator.

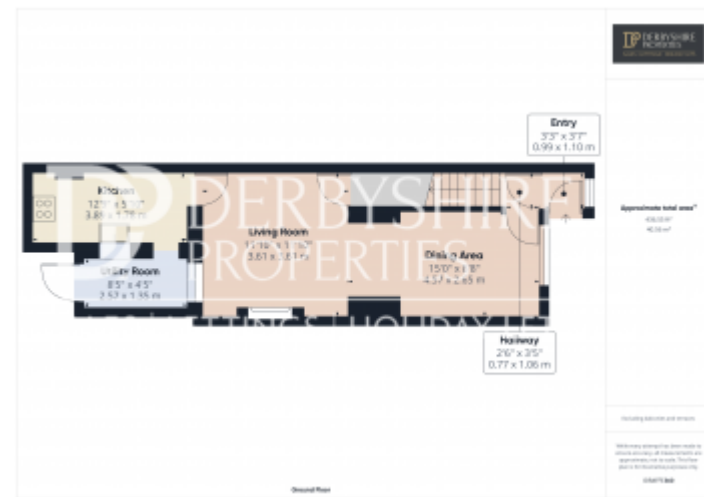
### Outside

To the front elevation is a neat fore garden with stone wall boundary and gated access to street. The delightful rear garden offers a low maintenance garden with timber fenced boundaries, brick outbuilding and stocked flowerbeds and borders.

### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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