



£160,000

King Street, Duffield DE56 4EU

Cottage | 2 Bedrooms | 1 Bathroom

01773 832355

DERBYSHIRE  
PROPERTIES  
SALES • LETTINGS • COMMERCIAL • LETS

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)







# Step Inside

---

## Key Features

- Charming two-bedroom stone-built period cottage
- Front & Rear Gardens
- Located in the heart of highly sought-after Duffield village
- Offered with no upward chain
- Excellent potential for modernisation and personalisation
- Close to local amenities, reputable schools, and transport links
- Council Tax Band A

## Property Description

Offered with no upward chain, this charming two-bedroom stone-built period cottage is ideally located in the heart of Duffield village and offers excellent potential for modernisation.

## Main Particulars

Charming Two-Bedroom Cottage in the Heart of Duffield – No Upward Chain

Derbyshire Properties are pleased to present this delightful period cottage, ideally situated in the highly sought-after village of Duffield. Competitively priced and offered with no upward chain, this charming home presents an excellent opportunity for buyers looking to put their own stamp on a property.

The cottage offers plenty of character and would benefit from a degree of modernisation, making it perfect for those wishing to personalise their next home. We believe it will particularly appeal to couples, first-time buyers, or those looking to downsize in a desirable village location.

The accommodation comprises a cosy living room, a fitted kitchen, two well-proportioned bedrooms, and a bathroom to the first floor. Outside, the property features an elevated front garden and a generous, private rear garden—an excellent outdoor space rarely found with cottages of this style.

Situated close to local amenities, well-regarded schools, and excellent transport links, this is a fantastic opportunity to purchase a characterful home in one of Derbyshire's most popular villages. Early viewing is highly recommended to fully appreciate the potential on offer.

Ground Floor

Living Room

Entered via a UPVC door from the front elevation into this light and airy living space with a window to the front aspect, wall mounted radiator, exposed ceiling beams and decorative wall lighting. The focal point of the room is the feature fireplace, while an internal door provides access to the remainder of the accommodation.

Kitchen

Comprising a range of matching wall and base mounted units with roll edge work surfaces, incorporating a single stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Appliances include an integrated electric oven with electric hob and extractor hood over, with space and plumbing for a washing machine and space for a fridge beneath an additional work surface. Finished with a tiled floor covering, staircase leading to the first-floor landing, wall-mounted double radiator, and a double glazed door with adjoining window to the rear elevation.

First Floor

Landing

Accessed via the kitchen, with internal doors leading to both bedrooms and the bathroom.

Bedroom 1

Featuring a double-glazed window to the front elevation, this room enjoys elevated countryside views. It also benefits from a wall-mounted double radiator and a fitted storage cupboard.

#### Bedroom 2

Featuring a double-glazed window to the rear elevation and a wall-mounted radiator.

#### Bathroom

Comprising a three-piece white suite, including a WC, pedestal wash handbasin, and wood-panelled bath with wall-mounted electric shower and glass shower screen. The walls are fully tiled with a matching tiled floor, and the ceiling features recessed spotlights and an extractor fan. Also included is a wall-mounted chrome heated towel rail.

#### External

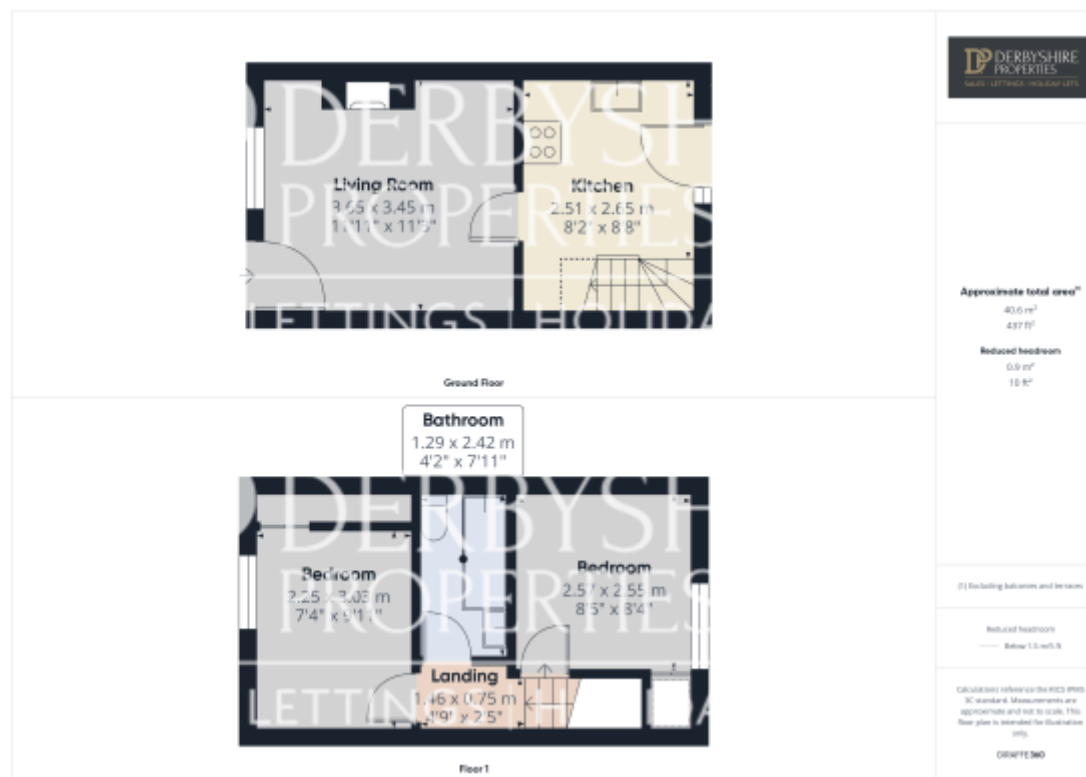
#### Outside

The front elevation is set above the roadside, featuring a walled front garden and a side access pathway leading to the rear garden. The rear garden is predominantly laid to lawn, enclosed by hedgerows and fencing, offering a high degree of privacy from neighbouring properties.

#### Disclaimer

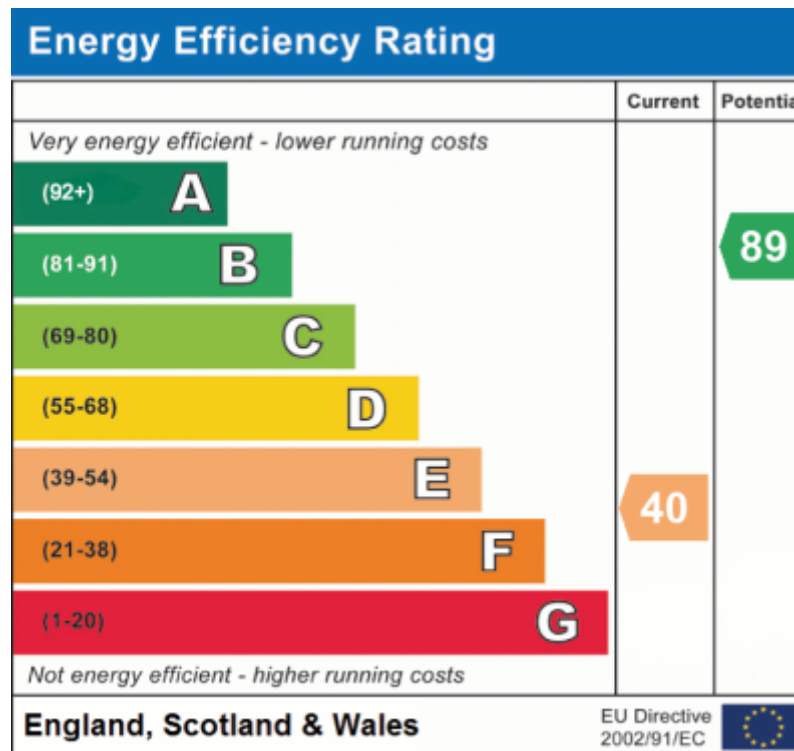
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 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.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



Telephone: 01773 832355

 **DERBYSHIRE  
PROPERTIES**  
= RAMP & RENTALS =

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)