

Blue Mountains

Duffield, Belper, DE56 4BN



This lovely stone cottage oozes charm and character. With beamed ceilings and exposed stone, the living room just calls for you to put your feet up in front of the fire whilst being simply mesmerised by one of the best views in Derbyshire.

£275,000



John German

On the first floor is a generous bathroom which is currently in the throes of being refitted with a full three-piece suite, and a large double bedroom with double aspect windows; hours can be lost lying in bed with a cup of tea simply enjoying the view.

To the side of the property is a gravelled parking area with five bar wooden gates and access to the rear garden. Built into the hillside, the garden is laid out over three tiers with a woodland back drop. Stepping out from the rear entrance door is a paved patio where steps lead up to two further terraces from which there are views over the house to the valley beyond.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

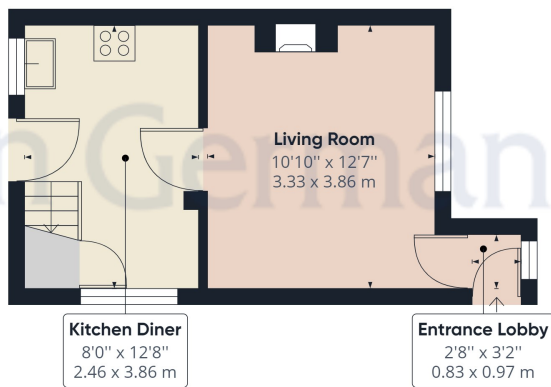
www.gov.uk/government/organisations/environment-agency;
www.erewash.gov.uk/planning-section/planning.html

Our Ref: JGA/08022022

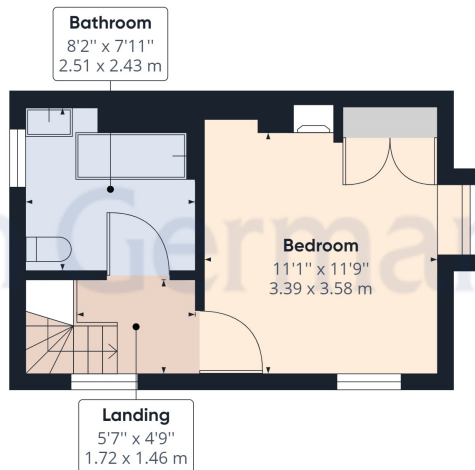
Local Authority/Tax Band: Erewash Borough Council / Tax Band B

Entrance to the property is via an enclosed entrance lobby with double glazed window and hanging space for coats. An original latch door opens into the living room which boasts a stunning central fireplace with a log burning stove, a double-glazed bay window which beautifully frames the view, a reclaimed wood floor, stripped original ceiling beams, a vertical radiator and latch door to the kitchen.

The kitchen has a dining area to one side with a beautiful exposed stone exterior wall, a double-glazed window to the side, radiator and a built-in understairs storage cupboard which houses the washing machine. Reclaimed wood floors run throughout and there is a range of hand-built base and eye level units with worktops over and appliances including an integrated dishwasher and fridge freezer, and a built-in double oven and gas hob. A double-glazed window and an exterior door provide views and access to the rear garden, and a staircase leads off to the first floor.



Ground Floor Building 1



Floor 1 Building 1

John German Approximate total area⁽¹⁾476.60 ft²44.28 m²

(1) Excluding balconies and terraces

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

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk

Agents' Notes

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