



28 Tamworth Street, Duffield  
Belper

Offers in Region of £375,000







# SOLD

Someone unlocked their property dreams!

STC

## 28 Tamworth Street

Duffield, Belper

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- HEART OF DUFFIELD VILLAGE
- ECCLESBOURNE SCHOOL CATCHMENT
- 3 BEDROOMS
- FULLY REFURBISHED THROUGHOUT
- NO UPWARD CHAIN
- COTTAGE GARDEN
- UTILITY ROOM / WC



SABEL  
& Co

Unlocking your property dreams





### Lounge

18' 0" x 14' 1" (5.49m x 4.29m)

Step inside through the charming composite front door and you're instantly welcomed into the heart of the home. This inviting lounge oozes character, with its beamed ceiling and stunning log-burning stove taking centre stage — complete with a marble hearth and oak mantle, perfect for cosy evenings in. A beautifully panelled feature wall adds a stylish focal point, complemented by elegant wall lighting that brings a warm glow as day turns to dusk. Oak-effect herringbone flooring runs seamlessly throughout the ground floor, complete with underfloor heating to keep things toasty underfoot. Stairs rise to the first floor, discreetly positioned to one side, maintaining the natural flow of this gorgeous space. Beautiful bay window and additional UPVC window to the front allowing plenty of light to flow into the room.

### Breakfast kitchen

Newly fitted kitchen has both the cottage feel whilst providing mod-cons. With built in appliances including dishwasher, fridge and freezer, there is a built in oven with hob and extract over. The inset 1.5 sink has a drainer and brass tap with separate spray head. A breakfast bar provides seating for dining whilst the double french UPVC doors open onto the patio immediately to the rear. Additional UPVC window to the side elevation, there is a useful under stairs storage area.

### Utility / WC

One of the brilliant benefits of the thoughtful reconfiguration is the addition of a separate utility room — a game-changer for modern living. Fitted with a range of units that flow seamlessly from the kitchen, it's both practical and stylish. There's designated space and plumbing for both a washing machine and tumble dryer, along with a classic ceramic Belfast sink set into a granite worktop, finished with a brass mixer tap that beautifully nods to the cottage's heritage. Tucked neatly in the utility room is a downstairs WC — perfect for guests or busy family life — with an opaque UPVC window to the rear for natural light and privacy.







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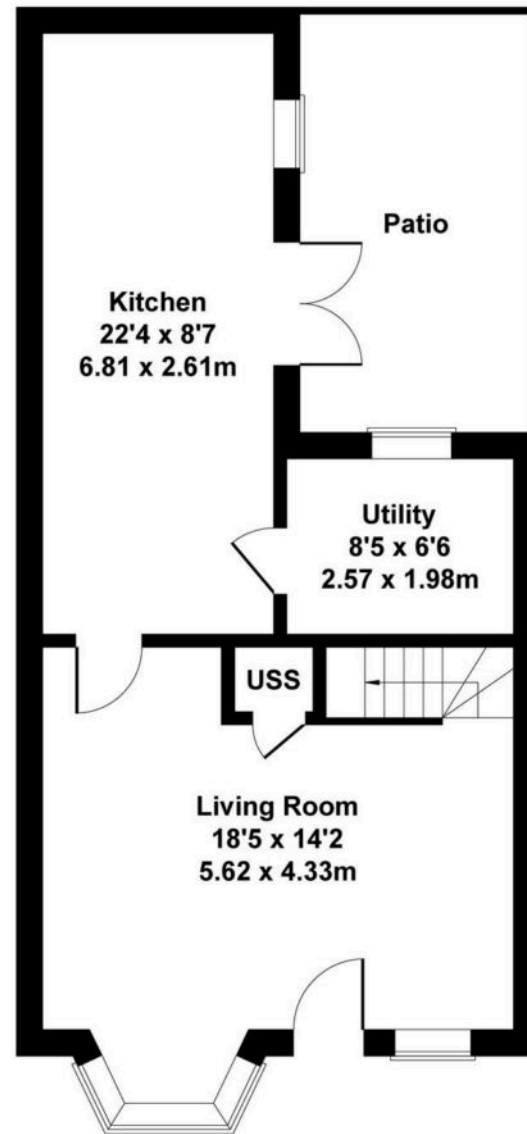
## GARDEN

Outside, the rear garden is just as considered. A porcelain-tiled patio offers a perfect spot for al fresco dining, with a discreet bin storage area keeping things neat and tidy. Steps lead up to a pretty cottage-style garden, bursting with established shrubs, plants and an additional patio area to soak up the sun.

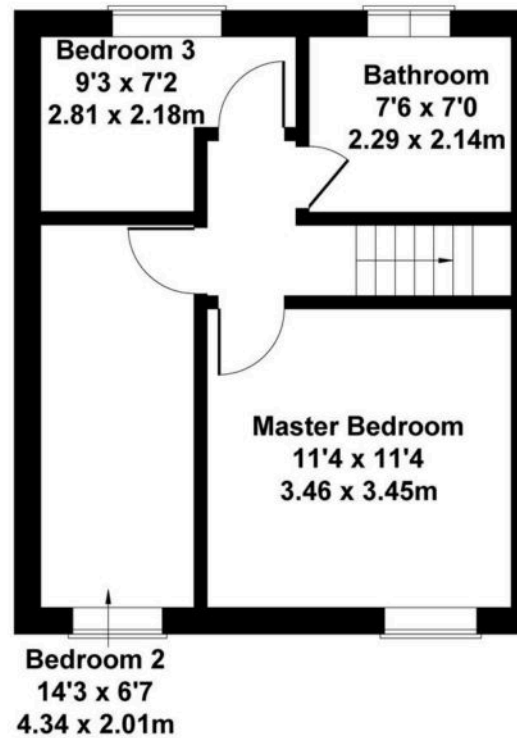


# Rose Cottage

Approximate Gross Internal Area  
893 sq ft - 83 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.





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