



Not for marketing purposes INTERNAL USE ONLY

Auckland Place  
Duffield BELPER



# Auckland Place Duffield BELPER DE56 4BQ

for sale offers in excess of  
**£260,000**



## Property Description

Hall and Benson are please to market this spacious home in the sought after location of Duffield. Auckland place is in close proximity to a wide variety of local amenities such as , shops , schools , bus routes and major road links. In brief the property comprises of an entrance hall way , Lounge , Kitchen , Bathroom , Two bedrooms with the main bedroom benefiting from a dressing room and en-suite.

This property needs to be viewed to truly appreciate what it has to offer.

### Entrance Lobby

Having smoke alarm and fire exit lighting and access to electric meters.

### Entrance Hallway

Accessed via secure fire door leading into the hallway with telephone intercom system, telephone point, power points, light fittings, smoke alarm, a radiator, fitted carpet and doors off to:-

### Large Utility Cupboard

With lights and power.

### Lounge

14' 7" x 11' 3" ( 4.45m x 3.43m )

Having large double glazed window to the rear with views over Eaton Bank, TV point, fitted carpet, two radiators, blinds, curtains and light fitting.

### Small Vestibule

Leading through from the lounge to the kitchen and having window to the side with blind, light fitting, power points and fitted carpet.

### Breakfast Kitchen

13' 1" x 11' 3" ( 3.99m x 3.43m )

Fully fitted kitchen units with work surfaces over and incorporating a one and a half bowl stainless steel corner sink with chrome mixer tap over and glass shelving above, tiled splashbacks, a range of integrated appliances including fridge freezer, slimline dishwasher, washer/ dryer and stainless steel electric fan oven with newly fitted induction hob and extractor fan over, stainless steel splashback, under unit lighting, Spot lighting to the ceiling, Karndean flooring, a radiator, TV point, and smoke alarm. Large double glazed window with fitted blinds, views to Ecclesbourne valley.

## Bedroom One

11' 2" x 10' 1" ( 3.40m x 3.07m )

Having fitted carpet , a radiator, large double glazed window with blind and curtains, view to the rear, light fitting and electric points.

## Dressing Area

Further fitted wardrobes, dressing table and stool, mirror with lighting, spot lights, fitted carpet and radiator.

## En Suite

Having a bath with shower over, free-standing W.C, and vanity wash hand basin, fully tiled flooring, half tiled walls, extractor fan, spot lights, chrome ladder radiator and large mirror with shaver point.

## Bedroom Two

13' 1" x 10' 1" ( 3.99m x 3.07m )

Having a range of fitted wardrobes including headboard, bedside cabinets and dressing table, fitted flooring, light fitting, power points and radiator. Large double glazed window with views, blinds and curtains. An enclosed cupboard housing the combination boiler and shelving below.

## Shower Room

Having an enclosed quadrant shower cubicle, fully tiled walls to shower and half tiled walls to remaining areas, and tiled flooring, fitted vanity wash hand basin, freestanding W.C, chrome ladder radiator, spot lights, extractor fan and large wall mounted mirror.

## Outside

Externally, the property benefits from communal gardens which are regularly maintained and allocated parking for one vehicle.

## Agent Note

The property also benefits from regular window cleaning, weekly internal communal hall cleaning, building insurance, gas and electric smart meters fitted.

Monthly service charge of £120

All carpets, curtains, blinds and light fittings are included in the sale.



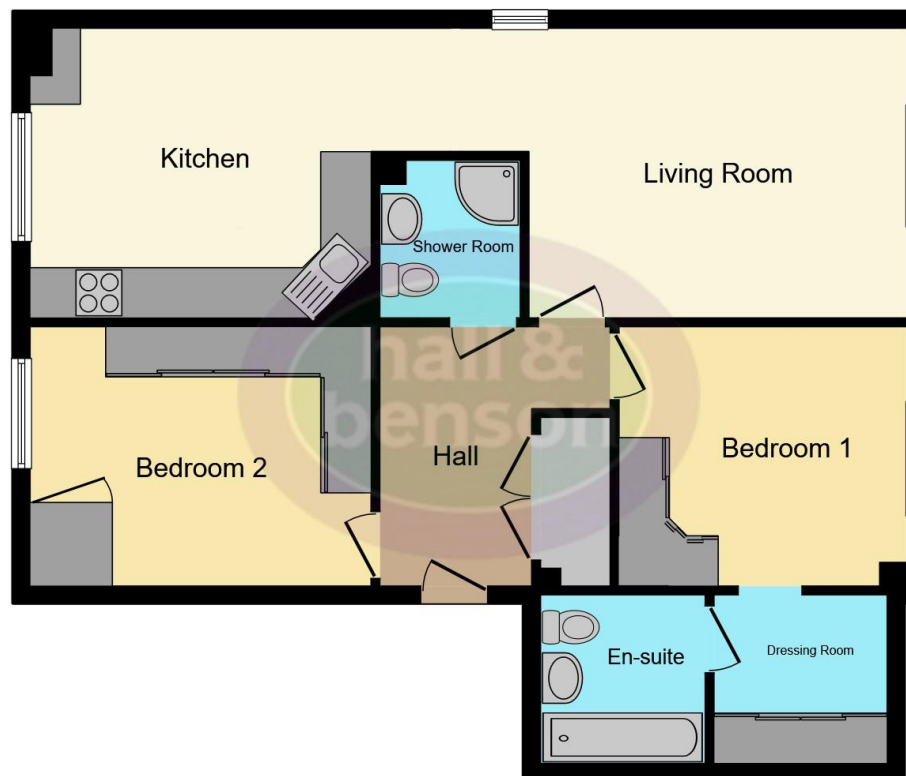












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Hall & Benson on

**T 01332 555 945**  
**E [allestree@hallandbenson.co.uk](mailto:allestree@hallandbenson.co.uk)**

E7 Park Farm Centre Park Farm Drive  
 DERBY DE22 2QQ

EPC Rating: B

Council Tax  
 Band: C

Service Charge:  
 1440.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold



**check out more properties at [hallandbenson.co.uk](http://hallandbenson.co.uk)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 30 May 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.hallandbenson.co.uk](http://www.hallandbenson.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ATR102247 - 003