

3 Church Walk

Duffield, DE56 4BE



3 Church Walk

Duffield Derbyshire DE56 4BE











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1.05 ac

A substantial property with attached garage and separate coach house. The property is in need of modernisation with development potential. The property occupies a good sized plot extending to 1.05 acres (0.427 ha)

Guide Price: £750,000



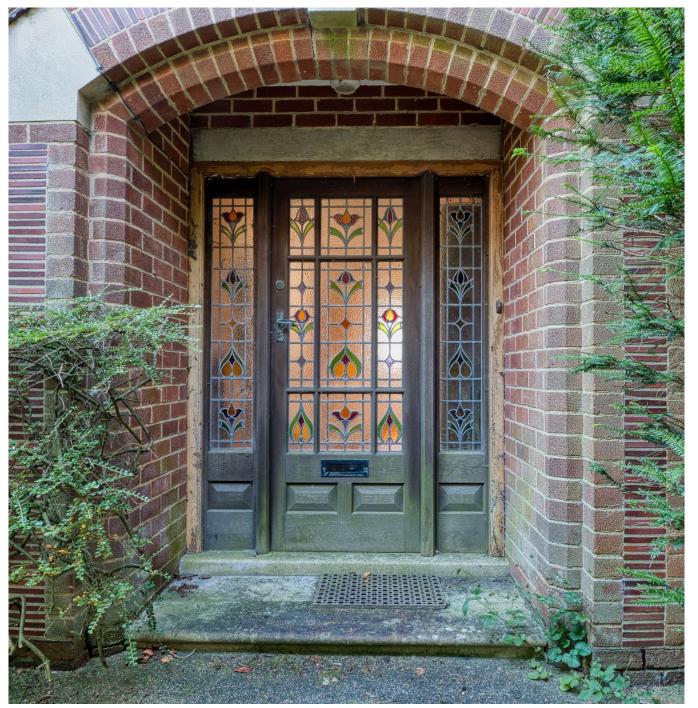
Ashbourne Office - 01335 342201



ashbourne@bagshaws.com







3 Church Walk

Location:

The village of Duffield is surrounded by beautiful countryside and provides an excellent range of amenities including a varied selection of shops, post office, library, historic St Alkmund's Church and a selection of good restaurants, medical facilities and schools. There is a regular train service into Derby City Centre. Local recreational facilities within the village include squash, tennis, cricket, football, rugby and the Chevin Golf course

Description:

3 Church Walk is a substantial property, consisting of a kitchen with a pantry, two reception rooms, one with double doors leading to the garden. There are four bedrooms, three of which are doubles, one is a single bedroom and a family bathroom with separate w.c. It is a classic example of this period of house and remains in much of its original condition.

Directions:

From Belper, turn right onto New Road and at the roundabout, take the first exit onto Derby road towards Milford and Duffield. Continuing for 1.4 miles, keep left onto Makeney road and continue for 1.7 miles, make a sharp left turn onto Church Walk. The property will be on your right hand side, signposted by our for sale board.

Ground Floor

Entrance Porch:

With tiled floor and door leading to kitchen.

Store Room:

With concrete accessed via entrance porch.

Utility Room:

With tiled floor, Belfast sink, door to garage and rear door out to garden.

Kitchen:

With stainless sink unit, cooker point, floor and wall units, quarry tiled floor and pantry.

Reception Hall:

With attractive stained glass front door , stairs leading off to the first floor .

Dining Room

Open fireplace and bay window.

Sitting Room:

Gas fire surround, French patio doors leading to the garden and dual aspect windows.

W.C















Bedroom One:

Good sized double with fireplace

Bedroom Two:

Large double with fireplace

Bedroom Three:

Good sized double

Bedroom Four/Box Room:

Single bedroom

Family Bathroom:

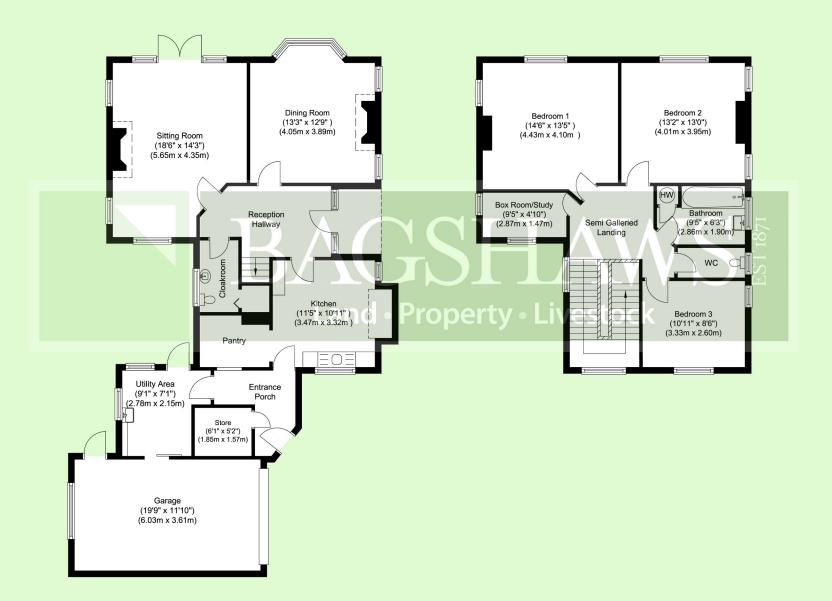
With basin, bath and shower over, separate W.C and airing cupboard with hot water tank.

Loft:

Fully boarded with semi permanent ladder providing good storage space.



Ground Floor First Floor



3 Church Walk, Duffield, Belper, DE56 4BE

Externally:

To the outside of the property there is a driveway with off road parking and high stone wall boundaries along Church Walk.

3 Church Walk has an attached single garage with concrete floor and is surrounded by extensive gardens to the rear.

The Coach House:

The Coach house is a semi-detached building constructed of stone under slate roof and is in disrepair, situated at the end of the rear garden. The property benefits from road frontage onto Church Walk with a vehicular access gate along side it.









Broadband Connectivity:

It is unknown as to the connectivity of broadband as it has not been connected. Due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult https://www.ofcom.org.uk to obtain an estimated broadband speed for the area.

Mobile Network Coverage:

Prospective purchasers are encouraged to consult the Ofcom website (https://www.ofcom.org.uk) to obtain an estimate of the signal strength for this specific location.

Viewings:

Strictly by appointment only through the sole selling agents Bagshaws. Please contact the Ashbourne Office on 01335 342201 or by email at ashbourne@bagshaws.com.

Solicitors

Cassandra L Worton

Shacklocks Solicitors, 25 Chapel Street, Belper, DE56 1AR

01773 822 333

cassandraw@shacklocks.co.uk

Local Planning Authority

Amber Valley Borough Council

Tel: 01773 841414

General Information

Services:

We understand the property is served by mains water, electricity and drainage but would recommend prospective purchasers make their own enquiries.

Tenure and Possession:

The property will be sold freehold with vacant possession upon completion.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Council Tax Band - E

EPC - F

Method of Sale: The property is for sale by Informal Tender and the closing date for all tenders is Thursday 12th December 2024 at 12 noon. All tenders must be sent to the Ashbourne office of Bagshaws or emailed to ashbourne@bagshaws.com.

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

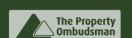






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