

SCARGILL
MANN & CO

EST. 1995



8 Auckland Place

Duffield, Belper, DE56 4BQ

£297,500



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GENERAL INFORMATION

THE PROPERTY

This spacious luxury three-bedroom apartment is set in the much-favoured village of Duffield. The apartment is on the first floor and, in brief, comprises an entrance hall, superb open-plan lounge, dining, and kitchen area with full-length windows that give a fantastic amount of light. A superb Principal bedroom suite with a dressing area and ensuite. Two further bedrooms and a bathroom.

OUTSIDE

Is a communal parking area with allocated parking and shrub borders.

LOCATION

Duffield is highly sought after and has a great village vibe. It offers independent shops, cafes, restaurants, and bars. There are ample sporting pursuits with a golf club, football, tennis and cricket. For those that travel, there is a train station offering a service that runs between Matlock and Derby, and the A38 provides further onward travel. Derby city centre is a short drive away with a range of shops and leisure activities.

ACCOMMODATION

A secure entrance door from car park leads into a communal entrance with stairs rising to the first floor landing where the entrance door to number eight can be located. The private entrance door to number eight leads into a:

HALLWAY

Having doors off to the all bedrooms, and bathroom, there is a Utility cupboard which houses the washing machine and tumble dryer, and a further door opening into the superb open plan living and dining/kitchen.

OPEN PLAN LIVING AND DINING KITCHEN

29'9" max x 14'11" max (9.07m max x 4.55m max)

Has full-length windows to the front aspect and ample room for sofas, dining room tables and chairs. The Kitchen area is equipped with a range of base cupboards and drawers with worktops over them; integrated appliances include an oven and slimline dishwasher. There is space for a fridge freezer, with attractive wood effect worktops incorporating a hob and sink.

PRINCIPAL BEDROOM

11'3" x 10'9" (3.45m x 3.28m)

Has a window to the front aspect, a built-in wardrobe with sliding doors, a radiator and a ceiling light point.

DRESSING AREA

7'5" x 5'5" (2.28m x 1.66m)

Has a window to the side aspect and is fitted with a wardrobe with mirror sliding doors, a further door opens through to the:

ENSUITE

8'9" x 6'6" (2.68m x 1.99m)

Is equipped with a fully tiled shower enclosure, panelled bath, W.C., wash hand basin, there is a window to the rear aspect, radiator and tiled surrounds.

BEDROOM TWO

9'8" x 8'8" (2.95m x 2.65m)

Window to the rear aspect, radiator and ceiling light point.

BEDROOM THREE

12'7" x 9'10" (3.85m x 3m)

This bedroom is currently set up as a study by the vendor and has a window to the side aspect, a built in airing cupboard, radiator and ceiling light point.

BATHROOM

8'3" x 5'8" (2.53m x 1.73m)

Comprises of a bath, W.C., hand wash basin, tiled surrounds and radiator.

Tel: 01283548194

OUTSIDE

There is allocated parking within the communal car park and herbaceous borders.

COUNCIL TAX BAND

Amber Valley - Band D

LEASEHOLD

Our client advises us that the property is leasehold for an original term of 999 years. Current charges are The current service charge is £112.50 pcm

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

CONSTRUCTION

Standard Brick Construction

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

CURRENT UTILITY SUPPLIERS

Gas
Electric
Oil
Water - Mains
Sewage - Mains
Broadband supplier

FLOOD DEFENSE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environmental-agency>

<http://www.gov.uk/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 03/2024) DRAFT



Road Map



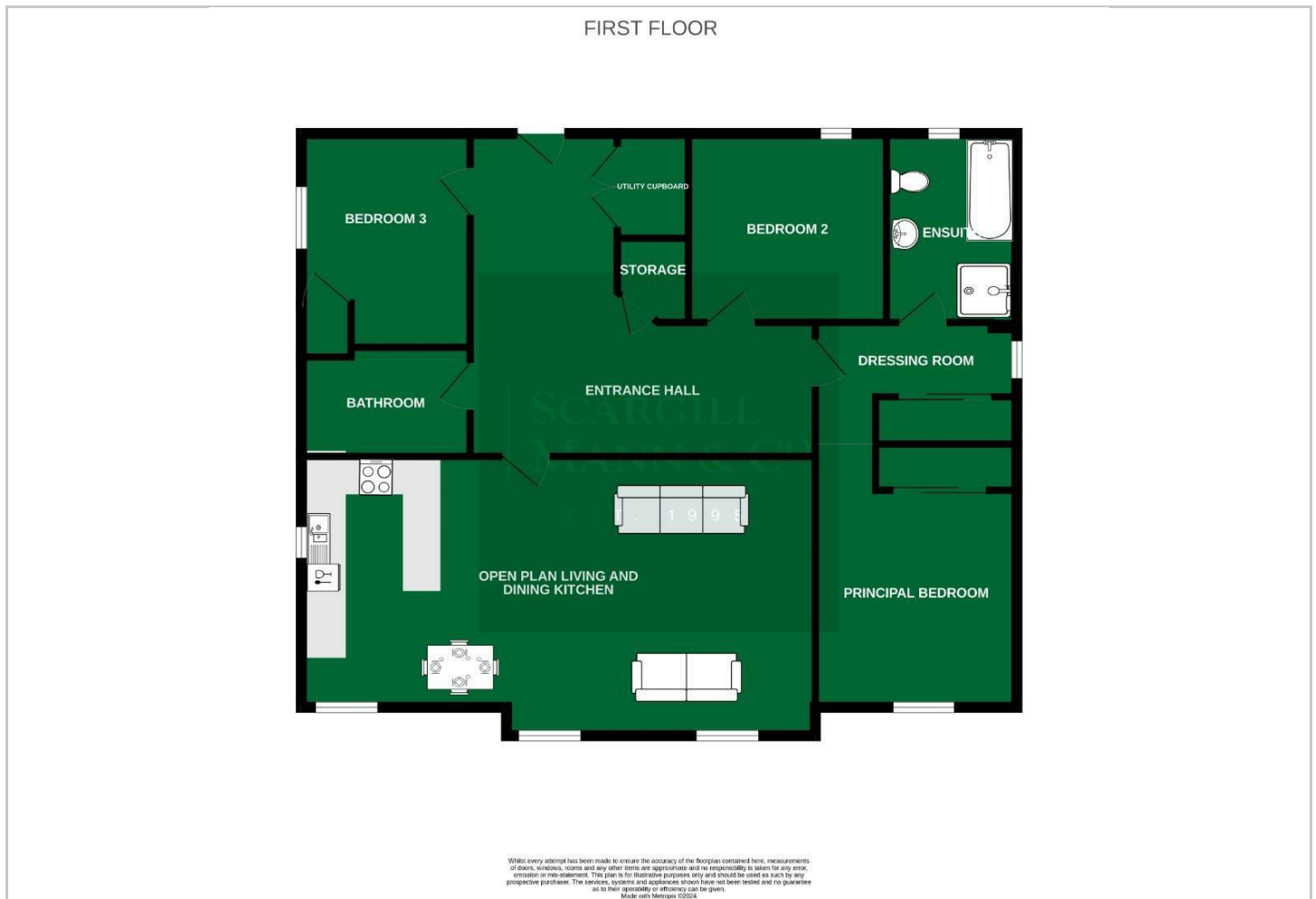
Hybrid Map



Terrain Map



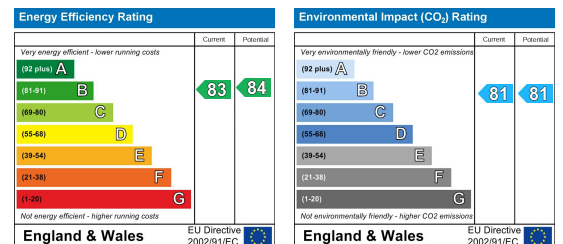
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.