

SCARGILL
MANN & CO

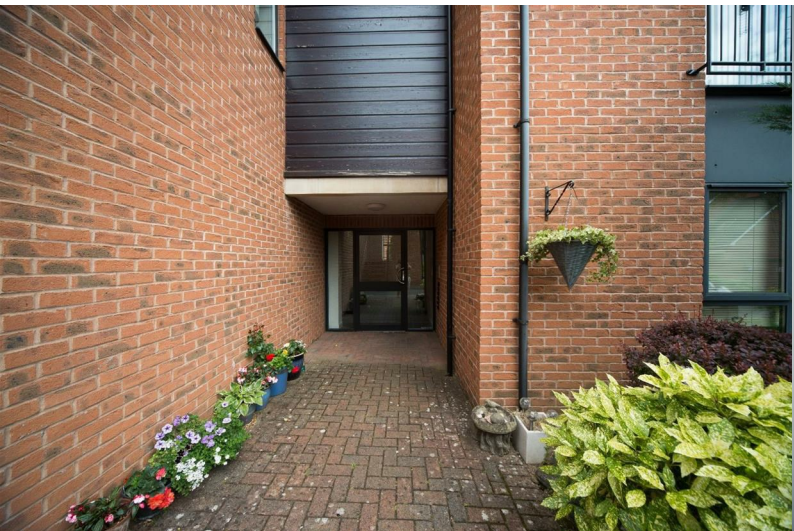
EST. 1995



10 Auckland Place

Duffield, Belper, DE56 4BQ

Open To Offers £295,000



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GENERAL INFORMATION

THE PROPERTY

Situated in this popular Derbyshire village with the highly sought after Ecclesbourne School, this second floor apartment offers well presented and spacious accommodation offering views over the town and to the open countryside. The property was built by Radleigh Homes with the accommodation briefly comprising of communal entrance hall, entrance hall, open plan living area, feature fitted kitchen with fitted appliances, master bedroom with en-suite bathroom, two further good sized bedrooms and a luxury family bathroom.

OUTSIDE

There are two allocated car parking spaces.

LOCATION

Duffield offers a wide range of local shopping facilities, restaurants, public houses, local tennis and squash club, cricket club, football clubs, bank and coffee shops. Duffield is situated on the A6 and offers easy access to the Derby ring road which in turn ensures swift onward travel to the M1 motorway and Derby city centre. The A6 also offers access to Belper and Matlock town centres and onto the Peak District. An early internal inspection of the property is most strongly recommended.

ACCOMMODATION

COMMUNAL ENTRANCE HALL

With stairs to first and second floors, telephone entry system.

L-SHAPED ENTRANCE HALL

With quality wood grain effect laminate flooring, state of the art intercom system, central heating radiator.

UTILITY ROOM

The utility room is where the washing machine and tumble dryer are housed.

OPEN PLAN LIVING AREA

20'4" x 12'11" (6.20 x 3.94)

With double glazed French doors opening onto Juliet balcony enjoying far reaching views, satellite and TV aerial points, telephone point, three central heating radiators, wood grain effect laminate flooring.

FEATURE KITCHEN

13'0" x 9'1" (3.96 x 2.77)

With one and a half bowl inset stainless steel sink unit with mixer tap,

extensive range of oak effect wall and floor units with worktops over, complementary tiled splashbacks, built-in AEG five ring gas hob with stainless steel back plate, chimney style extractor hood over, built-in fan assisted AEG oven, integrated refrigerator and separate freezer, dishwasher, under-cupboard lighting, Velux roof light, sealed unit double glazed windows to the front elevation enjoying views, useful breakfast bar, ample space for dining table.

MASTER BEDROOM

16'11" x 10'10" (5.16 x 3.30)

Including dressing area, with double built-in wardrobes with mirrored sliding doors, central heating radiator, double glazed windows to front, TV point telephone point, additional double glazed window to side.

EN-SUITE BATHROOM

With four piece white suite to include panelled bath with chrome mixer tap, vanity unit with wash hand basin and mixer tap, chrome heated towel rail, low level WC, ceramic wall and floor tiling, fully enclosed shower cubicle with fitted shower, shaver point, extractor fan, double glazed window with obscure glass.

BEDROOM TWO

12'7" x 9'9" (3.84 x 2.97)

Having double central heating radiator, telephone point and double glazed window to side enjoying views.

STORAGE AREA

This room houses the hot water cylinder (on a pressurised system).

BEDROOM THREE

9'8" x 8'8" (2.95 x 2.64)

Having central heating radiator, telephone point, double glazed window to rear.

LUXURY BATHROOM

8'2" x 5'7" (2.49 x 1.70)

With modern three piece white suite comprising of panelled bath with mixer tap, pedestal wash hand basin, low level WC, chrome towel rail, complementary ceramic tiling, recess spotlights, extractor fan and ceramic tiled floor.

OUTSIDE

There are two allocated car parking spaces.

DIRECTIONAL NOTES

Leaving Derby city centre via the Duffield Road (A6) passing through

Darley Abbey and at the A38 Derby ring road continue on towards Duffield passing through Allestree and upon entering Duffield take a left hand turn into Broadway, proceed along Broadway taking a right turn into New Zealand Lane where the property is situated on the right hand side as indicated by our For Sale boards.

LEASEHOLD

Our client advises us that the property is leasehold for an original term of

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

CURRENT UTILITY SUPPLIERS

Gas
Electric
Oil
Water - Mains
Sewage - Mains
Broadband supplier

FLOOD DEFENCE

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/environment-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/>

COUNCIL TAX BAND

Amber Valley - Band D

BROAD BAND SPEEDS

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

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 04/2024)
A



Road Map



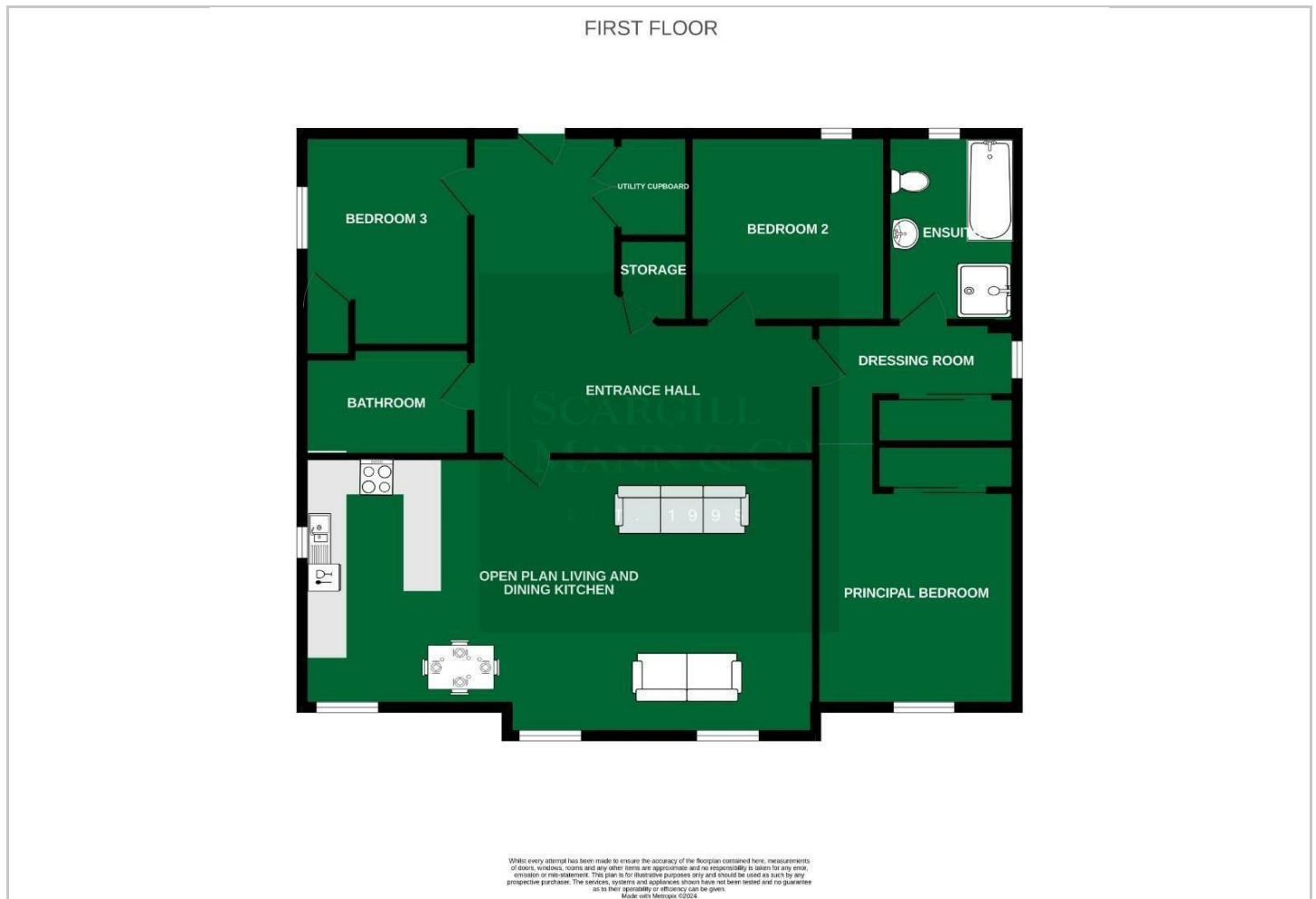
Hybrid Map



Terrain Map



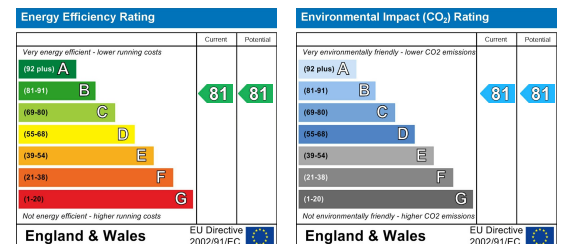
Floor Plan



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.