



GADSBY
NICHOLS

Plot 2 Fir Bank, Duffield, Belper, DE56 4FP

£1,295,000

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ONLY TWO REMAINING.

A SUPERIOR AND SPECTACULAR DETACHED NEW RESIDENCE, IN A STUNNING LOCATION off Hazelwood Road, a highly desirable residential address within Duffield. On completion, this superb, extremely high-specification, spacious Home will briefly comprise: -

GROUND FLOOR, Reception Hall, Cloaks/WC, Family Room, Lounge, superb open-plan Living Dining Kitchen, and Utility Room. FIRST FLOOR, landing, Three Double Bedrooms all with Ensuite Dressing Rooms and Ensuite Shower Rooms, Study/Bedroom Seven, and Plant Room. SECOND FLOOR, a further Three Double Bedrooms, one with Ensuite Dressing Room and Shower Room, and Family Bathroom, OUTSIDE, integral Double Garage, and landscaped front and rear gardens. EPC tbc, Council Tax Band tbc.

THE INTERNAL PHOTOGRAPHS UTILISED IN THESE PARTICULARS ARE FOR THE SHOW HOME, PLOT 3, AND ARE FOR ILLUSTRATIVE PURPOSES ONLY.

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THE DEVELOPMENT



A rare opportunity for the discerning purchaser to acquire a stunning, new detached high-specification, three-storey property, in a highly desirable, yet convenient Village setting.

The property will form part of an exclusive development of only FIVE similar superior, detached homes, approached via electronic security gates, leading from Hazelwood Road, with their own unique, separate address known as Fir Bank. The properties will be constructed to an extremely high specification, by the highly regarded local Developer, Carter Construction on behalf of Pymont Property, and offered with the opportunity (dependent upon the stage of construction) for each property to be bespoke to the individual purchasers requirements.

THE PROPERTY



The extremely spacious interior has a gross internal area (GIA) extending to approximately 4,000 sq. ft., excluding the garage, and offers a highly adaptable interior which, subject to planning and building regulation approvals, can be adapted to individual requirements.

The proposed accommodation is of an extremely spacious nature, and includes reception hall, cloaks/WC, rear lounge with patio doors and log burner, open-plan living dining kitchen with patio doors to the rear, and fitted with high-quality fitments and a range of integrated appliances, together with family/sitting/dining room, and utility room. To the first floor will be the master double bedroom with en-suite dressing room and en-suite bathroom, double bedrooms two and three, both with en-suite dressing rooms and en-suite shower rooms, together with front bedroom six/study, and plant room. To the second floor, the highly adaptable accommodation can be amended to individual taste, but currently comprises a further two double bedrooms, family bathroom with shower, and large double bedroom seven/games room/gym/cinema rooms, and two large walk-in stores off. Outside, the

property will benefit from an integral double garage, and landscaped front and rear gardens.

LOCATION



The Fir Bank development enjoys one of Derbys' most sought-after residential addresses, off Hazelwood Road, in the highly desirable Village of Duffield, which lies approximately five-miles north of the City of Derby, and offers easy access to the A38 for commuting further afield, Derby city centre with a range of amenities, and access to the M1 motorway, the East Midlands International Airport, and the A50.

Fir Bank is situated within walking distance of highly regarded schooling, to include William Gilbert Primary School, and Ecclesbourne Secondary School, and is also within easy driving distance of Derby High School for Girls, Derby Grammar School, and Repton School. Duffield is well known for its excellent local amenities which include a range of day-to-day shopping, doctors surgeries, dental surgeries, churches, restaurants, and public houses, and leisure facilities such as the Chevin Golf Club, and Duffield Lawn Tennis and Squash

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Club, together with the benefit of its own railway station which provides links to Derby and onwards to London, together with Belper and Matlock to the north.

DIRECTIONS

When leaving Derby city centre by vehicle proceed north on the A6, continuing through Allestree and on entering Duffield proceed through the Village centre before turning left into King Street, which continues into Hazelwood Road, before finding the Fir Bank development on the right-hand side.

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13376.

ACCOMMODATION

Having the benefit of central heating, double glazing provided by way of Swedish double glazed units, and security alarm, the proposed, detailed accommodation will comprise: -

GROUND FLOOR

RECEPTION HALL



CLOAKS/WC



LOUNGE

5.64m x 5.28m (18'6" x 17'4")



Having patio doors to the rear, fitted high-specification log burner, and sliding pocket doors to the: -



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OPEN-PLAN LIVING DINING KITCHEN



Comprising: -

LIVING DINING AREA

4.37m x 3.91m max (14'4" x 12'10" max)



Having sliding patio doors to the rear.



KITCHEN AREA

6.60m x 3.81m (21'8" x 12'6")



To be fitted with a range of superb, highly-quality new fittings and integrated appliances.

FAMILY ROOM

4.88m x 4.37m max (16'0" x 14'4" max)



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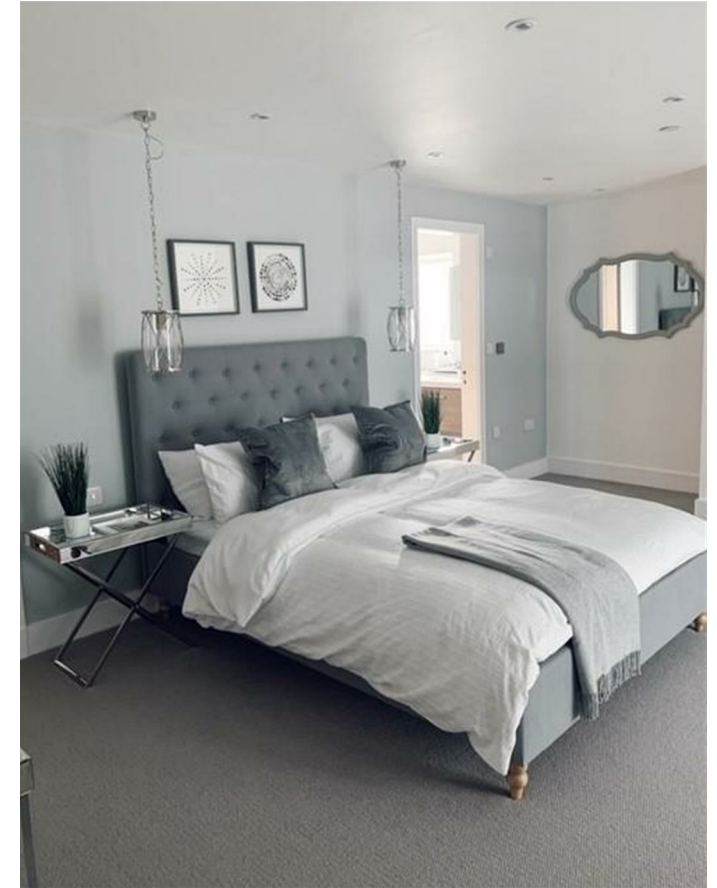
UTILITY ROOM

2.34m x 2.24m plus recess (7'8" x 7'4" plus recess)



BEDROOM ONE

5.66m x 5.31m max (18'7" x 17'5" max)



Having double glazed double French doors to the glass Juliet-style balcony.

FIRST FLOOR

LANDING

Having stairs to the second floor.

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ENSUITE DRESSING ROOM

2.49m x 2.36m (8'2" x 7'9")

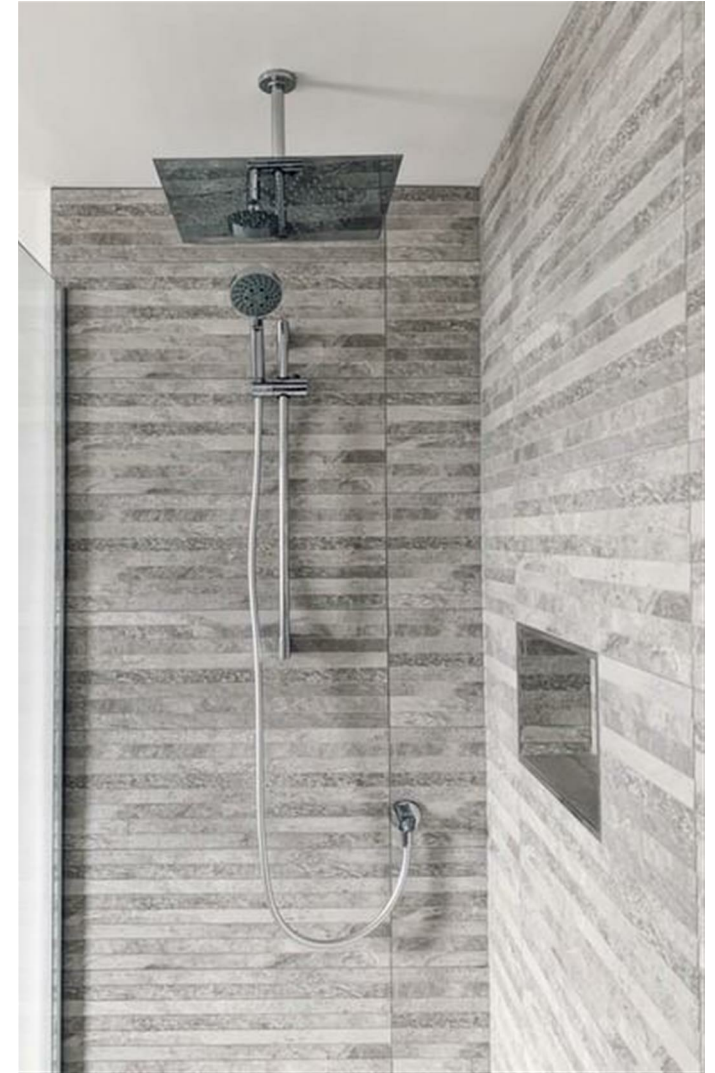


ENSUITE SHOWER ROOM

2.79m x 2.34m max (9'2" x 7'8" max)



Having four-piece suite.



BEDROOM TWO

5.66m x 4.42m (18'7" x 14'6")

Having double glazed double French doors to the glass Juliet-style balcony.

ENSUITE DRESSING ROOM

1.98m x 1.96m (6'6" x 6'5")

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ENSUITE SHOWER ROOM

2.26m x 1.93m (7'5" x 6'4")

FRONT BEDROOM THREE

4.93m x 4.37m max (16'2" x 14'4" max)



Having double glazed double French doors to the front, opening to the glass Juliet-style balcony.

ENSUITE DRESSING ROOM

2.24m x 1.96m (7'4" x 6'5")

ENSUITE SHOWER ROOM

2.26m x 2.24m (7'5" x 7'4")

STUDY/BEDROOM SEVEN

4.37m x 2.74m (14'4" x 9'0")



Having double glazed double French doors to the glass Juliet-style balcony.

PLANT ROOM

SECOND FLOOR

LANDING



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BEDROOM FOUR

4.39m x 4.37m (14'5" x 14'4")



ENSUITE DRESSING ROOM

2.06m x 2.03m (6'9" x 6'8")



ENSUITE SHOWER ROOM

3.20m x 1.78m (10'6" x 5'10")



BEDROOM FIVE

6.27m x 4.39m max (20'7" x 14'5" max)



Affording the potential for incorporation of an en-suite, if so required.
Having double French doors opening to the: -

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BALCONY

3.15m x 1.12m (10'4" x 3'8")

Juliet-style balcony to the rear, with glass and chrome balustrade, external lights, and enjoying delightful far-reaching views.

BEDROOM SIX/GYM/CINEMA ROOM

5.64m x 4.27m plus dormer (18'6" x 14'0" plus dormer)



FAMILY BATHROOM

3.12m x 2.26m (10'3" x 7'5")



TENURE

We understand the property is freehold, with vacant possession available upon completion.

NOTE TO PURCHASERS

There will be a management company for the five properties within Fir Bank, whom will oversee the electronic security gates, and maintenance and lighting of the access driveway.

DO YOU NEED A SURVEY?

If you are not buying one of our properties, but need a valuation, please contact our offices for further information and advice on 01332 296396. We offer a range of surveys and valuations to cover all house types.

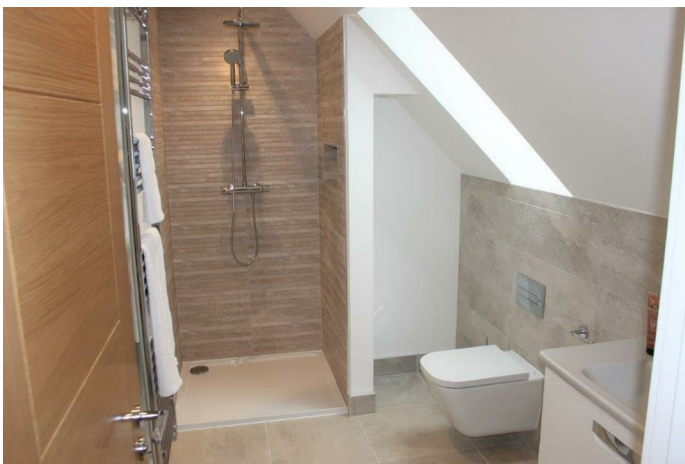
ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

- Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.



OUTSIDE

INTEGRAL DOUBLE GARAGE

5.51m x 4.98m (18'1" x 16'4")

Having electric roller door to the front, and driveway providing parking.

GARDENS

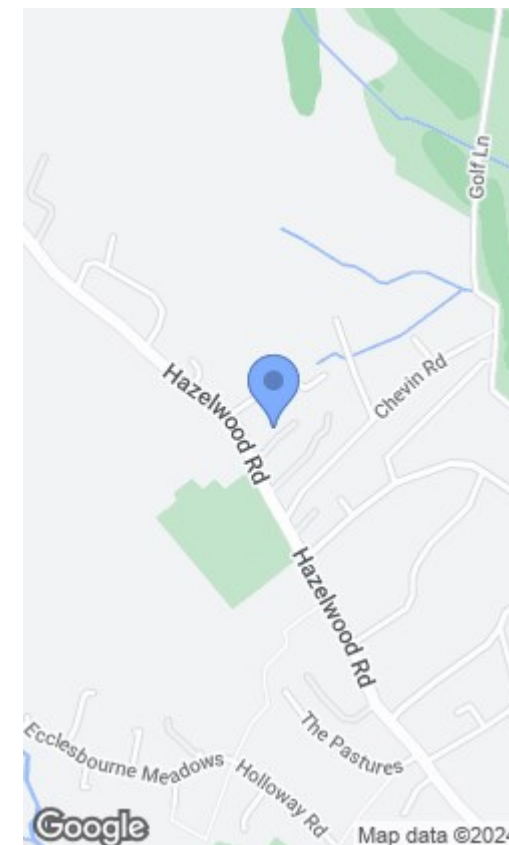
Landscaped front and rear gardens.

ADDITIONAL INFORMATION

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Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

REF: R13376



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Not energy efficient - higher running costs</small> EU Directive 2002/91/EC		<small>Not environmentally friendly - higher CO₂ emissions</small> EU Directive 2002/91/EC	

PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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