



GADSBY
NICHOLS

218 Duffield Road, , Derby, DE22 1BL
Offers Around £450,000

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AN INDIVIDUAL, AND CONTEMPORARY-STYLE, FOUR-BEDROOMED DETACHED FAMILY HOME, enjoying an exceptionally convenient and well-regarded residential location, close to Darley Abbey and Darley Park, and within the catchment area of the highly regarded Ecclesbourne School. The property is available with IMMEDIATE VACANT POSSESSION. Having the benefit of gas central heating (ducted air), extensive double glazing, and security alarm, the accommodation briefly comprises: -

GROUND FLOOR, Reception Hall, Cloaks/WC, generous front Lounge opening to rear Dining Room, Breakfast Kitchen, and Two Bedrooms. FIRST FLOOR, landing, Two Bedrooms, Family Bathroom, and Box Room/Study area. OUTSIDE, attached Tandem Double Garage, extensive parking to the front, and good-sized mature rear garden. EPC E, Council Tax Band F.

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THE PROPERTY



We understand the property was constructed in approximately 1968 to an individual and contemporary design, and offers a highly adaptable interior with benefit of bedrooms to both the ground and first floors. The current accommodation affords the potential to create a ground floor shower room, and ensuite to the first floor, subject to requirements and obtaining the usual planning and building regulation approvals. The property is offered with immediate vacant possession, and affords an exciting opportunity for any potential purchaser(s) to carry out refurbishment and modernisation to individual taste. Comprising; reception hall, cloaks/WC, two reception rooms, breakfast kitchen, four bedrooms, bathroom, box room/study, attached double tandem garage, ample parking, and generous mature gardens.

LOCATION

The property occupies an established residential location, within walking distance of Derby city centre, Darley Abbey, the delightful Darley Park, and Markeaton Park. Regular bus services operate along

Duffield Road providing access to the city centre, Allestree, Duffield, and Belper. Ease of access is afforded to the A38 and A52 for commuting throughout the region. We understand the property also falls within the catchment area of the highly regarded Ecclesbourne Secondary School at Duffield. The neighbouring suburb of Allestree affords an extensive range of amenities, to include; day-to-day shopping within the Park Farm shopping centre and local parades, doctors and dentist surgeries, places of worship, hair and beauty salons, eateries, public houses, and leisure facilities.

DIRECTIONS

When leaving Derby city centre by vehicle proceed along the A6 Duffield Road from the Five Lamps area, to eventually find the property on the righthand side immediately prior to reaching the Broadway traffic island.

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13382.

ACCOMMODATION

Having the benefit of ducted-air gas central heating, extensive UPVC double glazing, and security alarm, the detailed accommodation comprises: -

GROUND FLOOR

RECEPTION HALL

Having UPVC front entrance door, UPVC double glazed picture window to the front, central heating duct, and stairs to the first floor with understairs store.

CLOAKS/WC

Having suite comprising; low-level WC, and wash

hand basin, together with UPVC double glazed window, and tiled floor.

LOUNGE AREA

5.08m x 4.32m (16'8" x 14'2")



A generous room, having large UPVC double glazed picture window to the front, feature exposed stone walling and chimney breast with fitted coal-effect gas fire (NOT TESTED) and tiled hearth, ceiling coving, central heating duct, and affords open-plan access to the dining room.

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DINING ROOM

3.66m x 2.67m max (12'0" x 8'9" max)



Having UPVC double glazed French door and picture window overlooking the rear garden, central heating duct, and ceiling coving.

BREAKFAST KITCHEN

3.66m x 3.35m (12'0" x 11'0")



REAR BEDROOM THREE/DINING ROOM

4.85m x 2.51m (15'11" x 8'3")



Currently utilised as a dining room, having fitted double wardrobe, UPVC glazed picture window, and central heating duct.

Having oak-effect fitments comprising; one double base unit, two single base units, drawers, one double wall unit, two single wall units, and one double wall unit with leaded-light glazed doors, together with one-and-a-half bowl single-drainer sink unit, integrated gas hob (NOT TESTED) with extractor hood and light over, integrated electric oven, integrated fridge, integrated freezer, (ALL NOT TESTED), work surface areas with tiled splashbacks, breakfast bar, UPVC double glazed door and window to the rear, and boiler cupboard housing a Johnson and Starley gas boiler providing ducted-air central heating and domestic hot water.

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FRONT BEDROOM FOUR/STUDY

4.57m x 2.51m (15'0" x 8'3")



Currently utilised as a study, having fitted double wardrobe, central heating duct, and UPVC double glazed picture window.

FIRST FLOOR

LANDING

Providing access to all rooms.

FRONT BEDROOM ONE

3.84m x 3.48m plus (12'7" x 11'5" plus)



Measurements are 'plus recess'. Having fitments comprising; built-in double wardrobes, and fitted double wardrobes, together with UPVC double glazed picture window, and central heating duct.



REAR BEDROOM TWO

4.11m x 2.54m (13'6" x 8'4")

Having fitted double wardrobe, single glazed window, and central heating duct.

FAMILY BATHROOM

2.87m x 1.98m (9'5" x 6'6")



Having suite comprising; low-level WC, pedestal wash hand basin, panelled bath, and separate shower cubicle with shower unit, together with tiled floor, part-tiled walls, central heating duct, electric heated chrome towel rail, and single glazed window.

BOX ROOM

3.71m x 1.17m (12'2" x 3'10")

Having single glazed window to the rear, built-in airing cupboard housing the hot water cylinder, and further built-in cupboard.

LOFT SPACE

4.27m x 2.74m max (14'0" x 9'0" max)

Measurements are 'maximum into eaves'. Having restricted height in parts.

The box room/study area and loft space afford

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excellent potential for an ensuite facility, if so required and subject to approvals.

OUTSIDE

FRONT GARDEN



The property enjoys a wide frontage, having lawn, shrub and flower borders, mature trees, and driveway affording ample car standing for approximately four/five motor vehicles.

ATTACHED DOUBLE TANDEM GARAGE

9.60m x 3.05m (31'6" x 10'0")

Having up-and-over door to the front, door to the rear, and electric power and light.

REAR GARDEN



A particular feature to note is the mature rear garden, being over sixty-feet in depth, having tree screening to the rear affording a high degree of privacy, together with paved patio, lawn, mature shrub and flower borders, and further patio area.



ADDITIONAL INFORMATION

TENURE

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

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: -

- a) 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;
- b) 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.

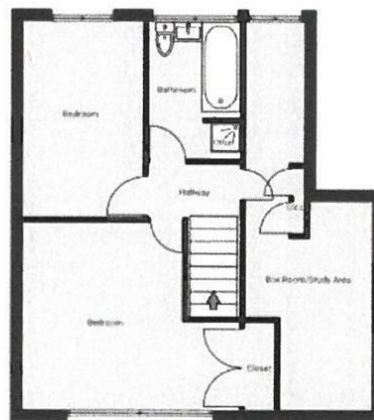
Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

REF: R13382

Ground Floor

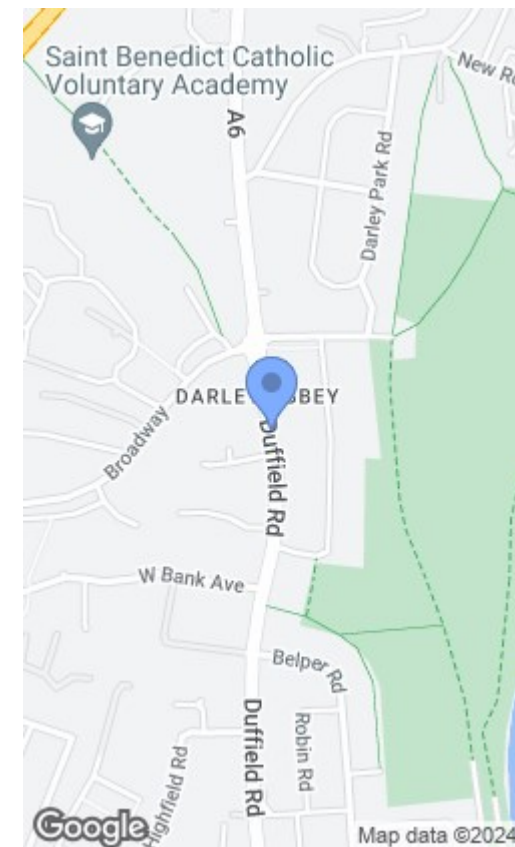


1st Floor



**GADSBY
NICHOLS**

It must be noted we try to ensure the accuracy of the floor plan, however this is a guide to the layout of the property only. You must treat this floorplan as a guide only to the property's layout and not an accurate built measured survey. If you require accurate measurements/ layout guides, you must commission this independently. Where an appliance/s are shown these are illustrative only and have not been tested or confirmed to be included in the sale of the property.



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| 92-101 (A) | | 92-101 (A) | |
| 81-91 (B) | | 81-91 (B) | |
| 69-80 (C) | | 69-80 (C) | |
| 55-68 (D) | | 55-68 (D) | |
| 39-54 (E) | | 39-54 (E) | |
| 21-38 (F) | | 21-38 (F) | |
| 1-20 (G) | | 1-20 (G) | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| EU Directive 2002/91/EC | | 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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