GADSBY
NICHOLS

75 Park Road, Duffield, Belper, DE56 4GR

Offers Around £450,000

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A FOUR-BEDROOMED DETACHED FAMILY HOME, enjoying a highly sought-after location in the village of Duffield, within minutes walking distance of the renowned Ecclesbourne secondary school, and easy walking distance of Duffield centre and amenities. The property is available with IMMEDIATE VACANT POSSESSION, and offers scope for refurbishment to individual taste. Having the benefit of gas central heating and double glazing, the accommodation briefly comprises: -

GROUND FLOOR, canopy entrance porch, entrance hall, cloaks/WC, lounge opening to dining room, breakfast kitchen with fitments and appliances, and side porch. FIRST FLOOR, landing. four bedrooms, and modern shower room. OUTSIDE, integral garage with electric car charging point, ample car standing to the front, and mature rear garden. EPC D, Council Tax Band E.

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THE PROPERTY

A detached Family home, offering for structural extension, subject to requirement and obtaining the usual planning and building regulation approvals, together with refurbishment to individual taste. Available with immediate vacant possession, and comprising; canopy porch, entrance hall, cloaks/WC, two reception rooms, breakfast kitchen, side porch, landing, four bedrooms, shower room, integral single garage, electric car charging point, ample car standing, and mature rear garden.

LOCATION

The property is situated in the highly desirable village of Duffield, which is well served by local amenities to include; day-to-day shopping, doctors and dentist surgeries, places of worship, hair and beauty salons, eateries, public houses, restaurants, and leisure facilities to include golf, squash, and tennis. The property is within walking distance of the highly regarded Ecclesbourne secondary school. Duffield also benefits from a train station, which provides services to Derby, and Matlock.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed north along the A6 Duffield Road, continuing through Darley Abbey and Allestree, and onwards to Duffield. Before reaching the centre of Duffield, at the traffic lights, turn left into Broadway, right into Wirksworth Road, and left into Park Road.

What 3 Words /// listed.glove.salad

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13506.

ACCOMMODATION

Having the benefit of gas central heating and double glazing, the detailed accommodation comprises: -

GROUND FLOOR

CANOPY ETRANCE PORCH

Having front entrance door opening to the: -

ENTRANCE HALL

Having central heating radiator, and stairs to the first floor with understairs store.

CLOAKS/WC

Having suite comprising; low-level WC, and wash hand basin in vanity unit with cupboards under, together with UPVC double glazed window, and central heating radiator.

FRONT LOUNGE

4.24m x 3.45m (13'11 x 11'4")

Having arched stone fireplace with slate back and hearth, UPVC double glazed window, central heating radiator, and opening to the: -

DINING ROOM

3.35m x 3.12m (11'0" x 10'3")

Having central heating radiator, and UPVC double glazed sliding patio doors to the rear garden.

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KITCHEN

4.11m x 3.12m (13'6" x 10'3")

Having oak-effect fitments comprising; one double base unit, three single base units, drawers, one double wall unit with leaded-light glazed doors for display purposes, and three single wall units, together with integrated stainless steel gas hob, integrated stainless steel oven, UPVC double glazed window to the rear, ample work surface areas with tiled splashbacks, and corner pantry with shelving.

ENCLOSED SIDE PORCH

Having UPVC double glazed entrance door, and housing a wall-mounted Worcester, gas-fired boiler providing domestic hot water and central heating.

FIRST FLOOR

LANDING

Having UPVC double glazed window, and built-in wiring cupboard housing a hot water cylinder.

FRONT BEDROOM ONE

3.63m x 3.45m (11'11" x 11'4")

Having fitments comprising; two double wardrobes with central dressing table and drawers, together with UPVC double glazed window, and central heating radiator.

REAR BEDROOM TWO

3.15m x 3.07m (10'4" x 10'1")

Having fitments comprising; wardrobe with top cupboards and dressing shelf, together with central heating radiator, and UPVC double glazed window.

FRONT BEDROOM THREE

3.15m x 2.41m (10'4" x 7'11")

Having central heating radiator, and UPVC double glazed window to the front and rear.

BEDROOM FOUR/STUDY

2.08m x 2.54m max 1.42m min (6'10" x 8'4" max 4'8" min)

Measurements are '6'10" x 8'4" maximum, 4'8" minimum/2.08m x 2.54m maximum, 1.42m minimum'.
Being of an L-shaped design, having built-in double wardrobe, central heating radiator, and UPVC double glazed window.

SHOWER ROOM

2.39m x 1.98m (7'10" x 6'6")

Having modern white sanitary ware comprising; low-level WC, pedestal wash hand basin, and walk-in shower enclosure with electric shower unit, together with wet boarding to the walls, heated chrome towel rail, and UPVC double glazed window.

OUTSIDE

FRONT GARDEN

Having double-width block-paving affording car standing spaces, together with lawn, and borders.

INTEGRAL SINGLE GARAGE

5.26m x 2.51m (17'3" x 8'3")

Having up-and-over door to the front, electric car charging point, electric power and light, and side access door.

REAR GARDEN

Mature rear garden, having block-paved patio, lawns, and borders, and is enclosed by fencing for privacy.

ADDITIONAL INFORMATION

TENURE

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

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: R13506

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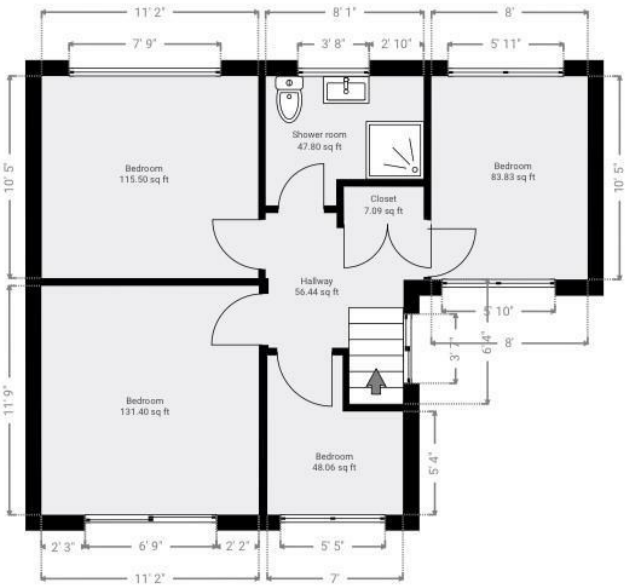

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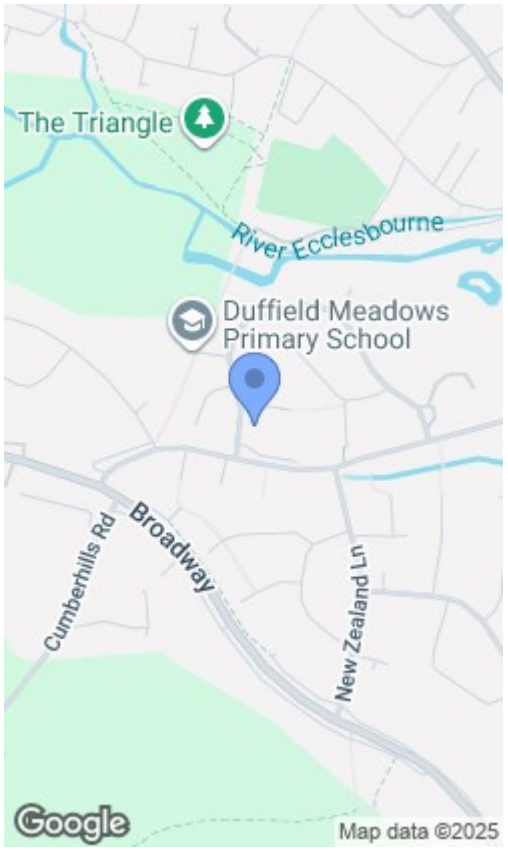
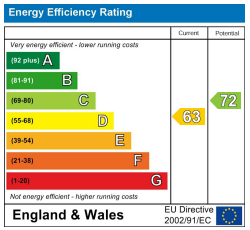
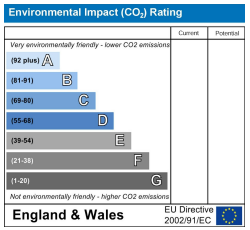
It must be noted we try to ensure the accuracy of the floor plan, however this is a guide to the layout of the property only. You must treat this floorplan as a guide only to the property's layout and not an accurate built measured survey. If you require accurate measurements/ layout guides, you must 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.







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, distances 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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