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2 Bed Flat/Apartment

Ivy House, Apt 5 Town  
Street  
Duffield  
DE56 4GG

£1,275 Per Calendar Month

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Fletcher  
& Company

# Ivy House, Apt 5 Town Street DE56 4GG



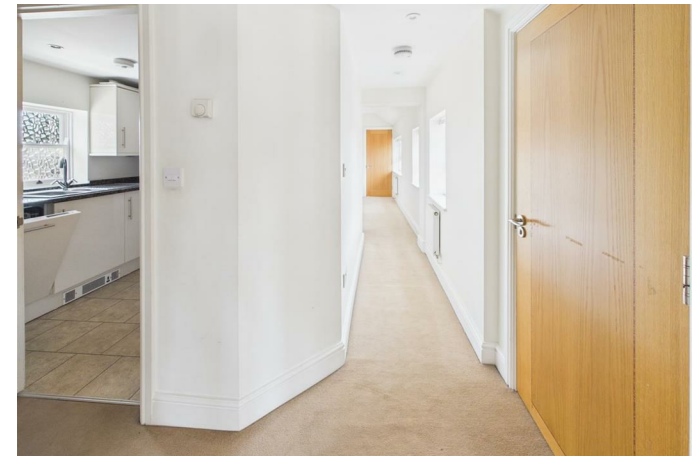
- Character Second Floor Apartment (Top Floor)
- Central Position In Duffield Village With Secure Parking For Two Vehicles
- One Of Only Two Apartments Within This Block Of A Grade II Listed
- Gas Central Heating and Character Windows
- Superior Lounge/Dining Room
- Kitchen and Utility Cupboard With Washing Machine (Integrated Dishwasher, Fridge & Freezer)
- Two Double Bedrooms With In-Built Storage
- Shower Room & Additional WC
- TWO Off Road Secure & Allocated Parking
- Available NOW

CHARMING GRADE II LISTED SECOND FLOOR APARTMENT – A very charming top floor apartment with TWO allocated car parking spaces, situated in a select development known as Archway House of just six apartments and is located in a prime position within the heart of Duffield village. This apartment is top floor and one of only TWO apartments within this part of the complex.

The property is built of brick beneath a tiled roof with the front elevation having an attractive appearance revealed by bay windows incorporating sash style windows with double glazing. In brief the gas central heated living accommodation consists of; entrance hall, lounge/dining room, fitted kitchen, utility cupboard, two double bedrooms, shower room and cloakroom.

Approached through the attractive archway with wrought iron gates is a pleasant courtyard with two allocated car parking spaces.

New carpets to Hallway and Lounge will be fitted.





### Secure Communal Entrance Door

The secure communal entrance door gives access to just two apartments.

### Apartment Entrance Hall

With panelled entrance door, spotlights to ceiling, telephone intercom system, two radiators, three sash style windows, smoke alarm and built-in storage cupboard.

### Cloakroom

3'11" x 3'8" (1.21 x 1.14)

With WC, pedestal wash hand basin, tiled splash-back, radiator, tiled effect flooring, spotlight to ceiling and sash period style window.

### Charming Lounge/Dining Room

17'0" x 14'4" into bay (5.19 x 4.38 into bay)

With two radiators, TV point, telephone point, spotlights to ceiling, bay window incorporating three character windows all having secondary double glazing, period sash window to the rear, additional character window with secondary double glazing and pleasant far reaching views to the front.

### Kitchen

9'3" x 7'4" (2.82 x 2.25)

With one and a half bowl stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts, wall and base fitted units with granite worktops, built-in four ring electric hob with stainless steel extractor hood over, built-in electric fan assisted oven, integrated dishwasher, integrated fridge and integrated freezer. Wall mounted combination boiler, tile effect flooring, concealed worktop lights, spotlights to ceiling, smoke alarm and sash style window.

### Utility Cupboard

With plumbing for automatic washing machine, granite worktop, shelf and sash style window.

### Double Bedroom One

10'5" x 9'8" (3.20 x 2.96)

With fitted wardrobe, TV point, radiator and sash style window with aspect to the rear with secondary double glazing.

### Double Bedroom Two

12'10" x 8'8" (3.92 x 2.66)

With wardrobe, spotlights to ceiling, TV point, radiator, sash style window with aspect to the front and far reaching views.

### Shower Room

6'2" x 5'11" (1.90 x 1.81)

With walk-in shower enclosure with shower, fitted wash basin with fitted base cupboard beneath, low level WC, tiled splash-backs, tile effect flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan and sash style window with aspect to the rear with secondary double glazing.

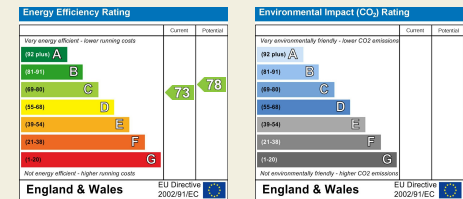
### Outside

Approached through an attractive archway with wrought iron gates leading to a pleasant courtyard and two allocated car parking spaces.

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