



1 Bed Flat/Apartment

Norfolk Gardens 8
Duffield Road
Derby
DE22 1AJ

£775 Per Calendar Month

Fletcher
& Company

Norfolk Gardens 8 Duffield Road

Derby

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- Ground Floor Apartment - Council Tax A Band • Available Mid December 2025 • Close To Darley Park • Lounge/Dining Room With Oak Flooring • Well Appointed Fitted Kitchen With Built In Appliances • Master Double Bedroom • Luxury Fitted Shower Room/Wet Room • Well Kept Communal Gardens & Grounds • Car Parking • Walking Distance To Derby City

GROUND FLOOR APARTMENT - AVAILABLE MID DECEMBER 2025 - CLOSE TO DARLEY PARK - POPULAR DEVELOPMENT - A highly appealing, one double bedroom, ground floor apartment which has been beautifully presented and well maintained and is available now.

The apartment is nicely situated, set well back from the attractive tree lined Duffield Road and is within walking distance of the beautiful Darley Park, with it's delightful walks along the banks of the River Derwent.

The Apartment is warmed by electric heating and benefits from double glazing and in brief consists of entrance hall with built in storage cupboard, lounge/dining room with Oak flooring, well appointed fitted kitchen with built in appliances, master double bedroom and luxury fitted wet room/shower room.

There are well kept communal grounds and gardens. Car parking available.





Location

The property is a short walk to the City Centre, Darley Park and the Cathedral Quarter, which boasts some fine period architecture, designer boutiques and shops. Also, within easy reach is the impressive Intu shopping centre with a state of the art cinema and large selection of retail outlets. Friar Gate also offers eateries, upmarket bars and restaurants. The property is well placed for easy access onto A6, A38 and A52, leading to the M1 motorway.

Ground Floor

Secure Entrance Hall

With door giving access to apartment.

Entrance Hall To Apartment

9'11" x 4'0" (3.03 x 1.23)

With entrance door, telephone intercom, Oak flooring, spotlights to ceiling, built in double storage cupboard with shelf above, storage alcove space.

Lounge/Dining Room

13'3" x 10'7" (4.06 x 3.23)

Having Oak flooring, two electric heaters, spotlights to ceilings, smoke alarm, double glazed window with fitted blind and aspect to the front and internal Oak veneer door with chrome fittings.

Fitted Kitchen

8'3" x 5'8" (2.54 x 1.75)

With single stainless sink unit with mixer tap, base units with drawer and cupboard fronts, tiled splashbacks, wall and base fitted units with matching worktops, built in four ring electric hob with extractor hood over, built in electric fan assisted oven, fridge/freezer, matching Oak flooring, heated electric towel rail/radiator, integrated washing machine, double glazed window with fitted blind and aspect to rear and spotlights to ceiling.

Inner Lobby

With spotlights to ceiling, smoke alar and built in cupboard housing the hot water cylinder.

Master Double Bedroom

10'11" x 9'10" (3.33 x 3.02)

With matching Oak flooring, electric heater, spotlights to ceiling, built in double wardrobe, double glazed window with fitted blind and aspect to rear and internal Oak veneer door with chrome fittings.

Luxury Fitted Wet Room/Shower Room

8'6" x 4'9" (2.60 x 1.47)

With travertine tiled flooring, heated chrome towel rail/radiator, fully tiled walls, chrome shower, circular wash hand basin with chrome fittings, fitted mirror, low level WC, spotlights to ceiling, extractor fan, double glazed obscure window and internal Oak veneer door with chrome fittings.

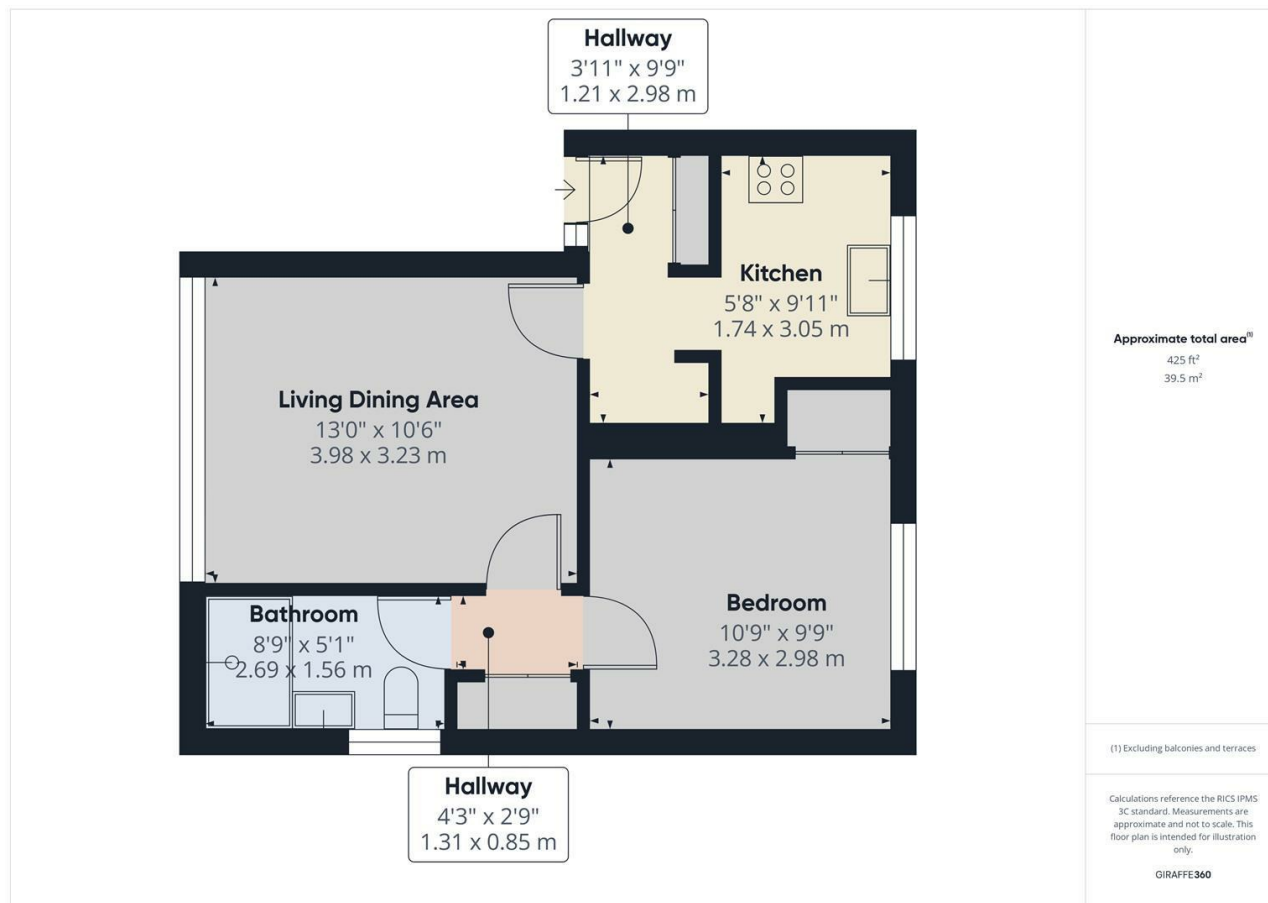
OUTSIDE

Communal Grounds & Gardens

There are well kept communal grounds and gardens.

Car Parking

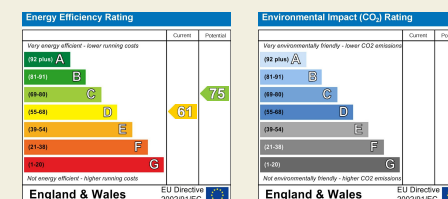
There is car parking within the development.



Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

T: 01332 843390

E: duffield@fletcherandcompany.co.uk
www.fletcherandcompany.co.uk



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& Company

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