Fletcher & Company

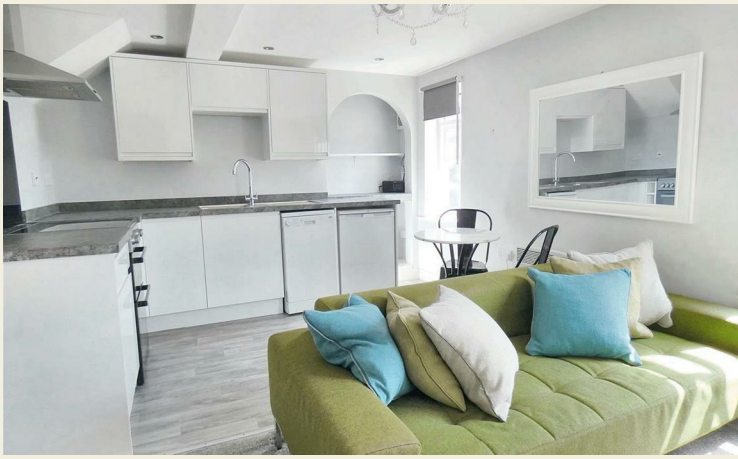
4A Wirksworth Road, Duffield, Belper, DE56 4GH

Price £149,950

Share of Freehold



- Residential One Bedroom Apartment
- Situated in This Highly Desirable & Sought-After Village
- Ecclesbourne School Catchment
- Stylish Open Plan Living Space
- Fitted Bathroom
- Ideal for both Owner Occupier or Investment
- Apartment Furniture & Appliances Included in the Sale
- Internal Viewing is Strictly by Appointment
- EPC Rating - TBC
- Leasehold - Share of Freehold TBC





Summary

This is a fantastic opportunity to secure a residential property in the heart of the sought-after village of Duffield.

The apartment offers an excellent investment for both homeowners and investors, being situated within the highly regarded Ecclesbourne School catchment area.

The layout features an entrance hall, a spacious open-plan living kitchen diner equipped with fitted appliances, one generous double bedroom, and a modern bathroom.

The Location

The village of Duffield is extremely sought after with an excellent range of amenities including a varied selection of shops and schools including The Meadows and William Gilbert Primary Schools and the noted Ecclesbourne Secondary School. There is a regular train service to Derby City Centre which lies some five miles to the south of the village. The thriving market town of Belper is situated three miles north of the village and provides a more comprehensive range of shops and leisure facilities. Local recreational facilities within the village include squash, tennis, football, cricket and Chevin golf course.

A further point to note is that the Derwent Valley in which the village of Duffield nestles is one of the few World Heritage Sites.

Accommodation

Ground Floor

The building can be entered via a PVCu double glazed door to the side elevation leading into:

Hallway

18'5" x 5'1" (5.62 x 1.55)

On entering the building there is a hallway with feature staircase leading to the first floor and proving separate access to the apartment.

First Floor

23'6" x 4'11" (7.17 x 1.50)

This floor includes a shared landing area that connects to both apartments A and B with tiled flooring, PVCu double glazed double doors to side and door leading into:



Apartment Entrance Hall

6'3" x 3'8" (1.93 x 1.14)

A welcoming entrance hall that provides entry to the open plan living space, bathroom and inner hallway.

Open Plan Kitchen & Living Space
15'11" x 10'10" (4.87 x 3.31)
Complete with a dining area and fitted kitchen featuring matching base, eye-level cabinets and drawer units providing ample storage with worksurface over incorporating a one and a half bowl stainless steel sink unit with swan neck mixer tap. Appliances include a fitted cooker with ceramic hob, oven, grill and extractor hood over, fridge/freezer (included in the sale) and an integrated dishwasher. Space for a dining table, wood effect flooring, storage heater and window to the front elevation.

The living space has the advantage of a feature electric fireplace, built-in storage cupboard and shelving in the chimney recess and window to the front elevation.





Bathroom
6'4" x 6'0" (1.94 x 1.84)
Fitted with a three-piece suite comprising a low-level WC, pedestal wash hand basin and recessed bath with fitted electric shower over. Fitted extractor fan and an obscured glass window to the rear elevation.

Inner Hallway
3'0" x 2'5" (0.92 x 0.74)
This space has plumbing available for an automatic washer dryer (included in the sale) and additional storage with return staircase leading to the second floor.

Second Floor

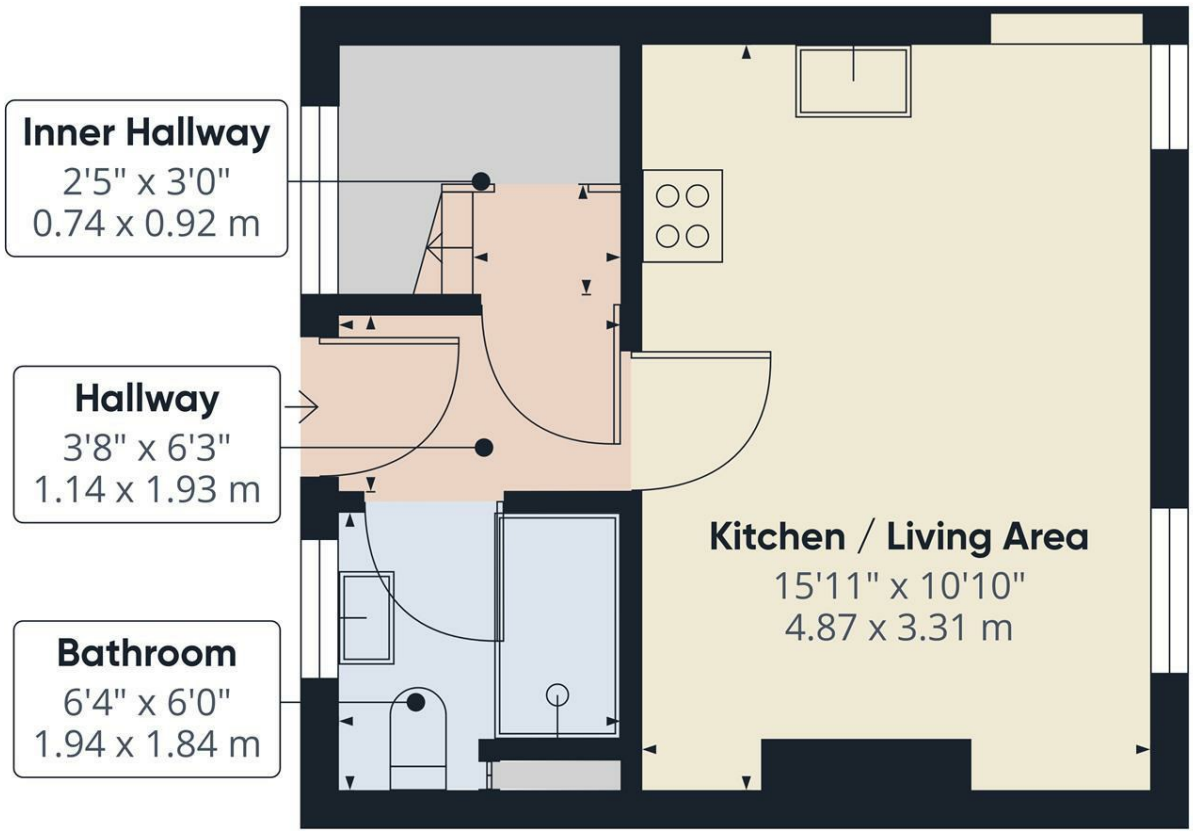
Double Bedroom
14'11" x 10'1" (4.56 x 3.08)
A well proportioned double bedroom with vaulted ceiling and Velux window to the rear.

Note
Please note that the property is currently let out for £895 PCM. For further information please contact our Duffield office

Council Tax Band TBC

Leasehold/Share of Freehold Information
We have been informed that the property is will have a share of the Freehold and are currently clarifying this together

with associated charges. It is anticipated that a service charge will be in the region of £1500 PA. For more information, please contact our office.



Floor 0

Approximate total area(1)

274.06 ft²

25.46 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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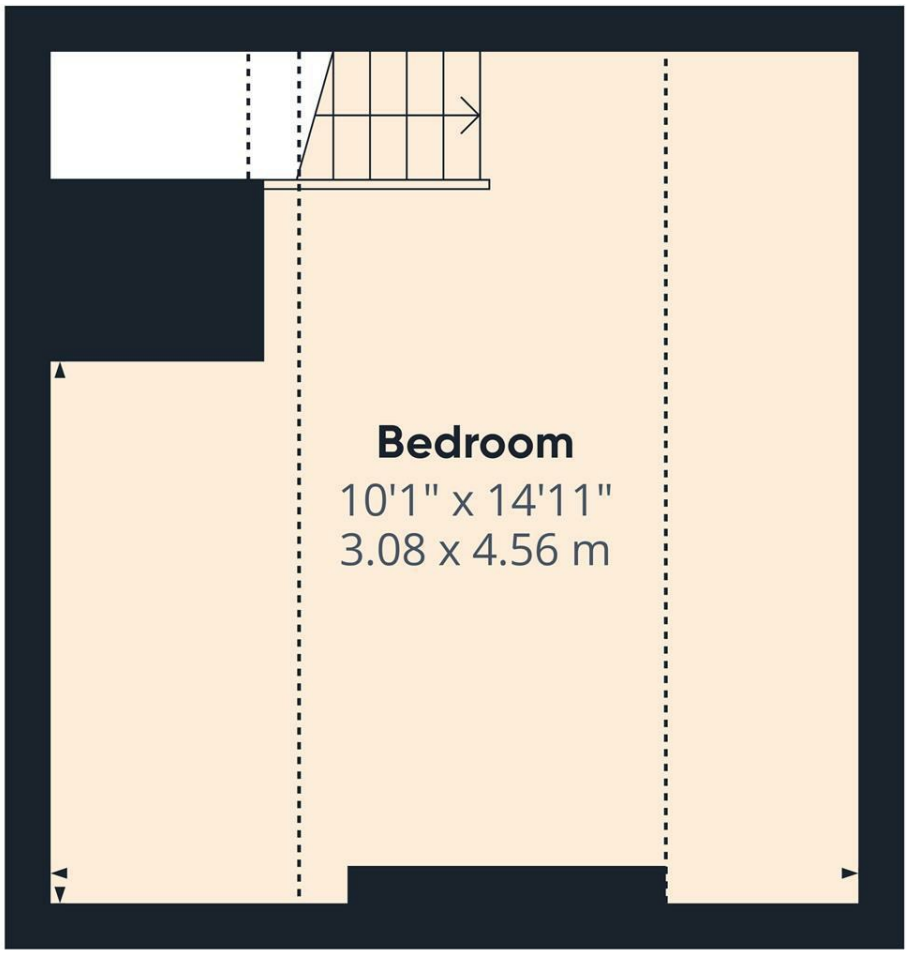

Floor 1

Approximate total area(1)

200.96 ft²

18.67 m²

Reduced headroom

111.83 ft²

10.39 m²

(1) Excluding balconies and terraces

Reduced headroom

····· Below 5 ft/1.5 m

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Council Tax Band:
Tenure: Share of Freehold

