



£300,000

Auckland Place, Belper DE56 4BQ

Apartment | 2 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Superb First Floor Apartment
- 2 Double Bedrooms
- En-Suite & Dressing Room To Master Bedroom
- Secure Allocated Parking Space
- Very Sought After Village Location
- Superbly Presented Throughout
- No Chain
- Viewing Absolutely Essential
- COUNCIL TAX BAND C

## Property Description

Offered with no what with chain is this stunning two double bedroom, 2 bathroom first floor apartment located in the much sought-after village of Duffield. Interest is going to be high and we recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are delighted to present this superb first floor two double bed roomed apartment presented to an extremely high standard throughout. The property offers well proportioned and well presented living accommodation, two double bedrooms with en-suite to master bedroom, dressing room and additional bathroom. Outside there is one secure allocated parking space and all the local fantastic amenities that Duffield village offers can be reached within walking distance.

### Reception Hall

1.56m x 3.03m (5' 1" x 9' 11") Entered via the communal hallway into the spacious reception hall with wall mounted telecom entry system and alarm. Wall mounted radiator with decorative cover, utilities cupboard and internal doors accessing the living room, bedrooms and bathroom.

### Utilities Cupboard/Store

1.14m x 1.78m (3' 9" x 5' 10")

### Spacious Lounge

4.44m x 3.45m (14' 7" x 11' 4") This beautifully presented light and airy lounge benefits from a large floor to ceiling window onto a Juliet balcony at the front elevation. Wall mounted radiators, TV point and door opening leading through to the Open Plan kitchen/diner via a spacious walkway with double glazed window to the side elevation.

### Kitchen/Diner

3.97m x 3.43m (13' 0" x 11' 3") This well presented kitchen comprises of a range of matching wall and base mounted units with modern flat edged work surfaces incorporating a feature stainless steel sink drainer unit with mixer taps and tiled splashback areas. Integrated fridge/freezer, integrated dishwasher and washer dryer, electric oven, 4 ring gas hob, stainless steel extractor canopy and splashback. Wood floor covering, spotlights to ceiling, wall mounted radiator, floor to ceiling double glazed window onto a Juliet balcony to the front elevation and undercounter lighting.

### Bedroom 1

3.40m x 3.06m (11' 2" x 10' 0") With double glazed window to the front elevation (Juliet balcony) wall mounted radiator, TV point and a range of inbuilt fitted wardrobes providing ample storage and hanging space. Door opening leads to a dressing area with the continuation of the wardrobes from the bedroom, dressing table, wall mounted radiator and spotlighting. Internal door accesses the en-suite bathroom.

### Dressing Room

2.04m x 1.42m (6' 8" x 4' 8")

#### En-Suite Bathroom

1.96m x 1.99m (6' 5" x 6' 6") Another beautifully presented room is this three-piece modern white suite containing WC, vanity unit and panelled bath with shower attachment over and folding shower screen. Part tiling to walls, spotlighting an extractor fan to ceiling, wall mounted electrical shaver point, chrome heated towel rail and ceramic tiled floor covering.

#### Bedroom 2

3.94m x 3.06m (12' 11" x 10' 0") With double glazed floor to ceiling window to the front elevation (Juliet balcony), wall mounted radiator, TV point and a range of inbuilt fitted bedroom furniture to include wardrobes, dressing table, useful storage over cupboards and bedside tables.

#### Shower Room

1.77m x 1.86m (5' 10" x 6' 1") Accessed from the main entrance hallway is this useful modern shower room with low-level WC, stand alone vanity unit and large shower enclosure with mains fed shower and attachment over. Spotlights, extractor fan, part tiled walls, heated towel rail and ceramic tiled floor covering.

#### Outside

The property is located in a secure private residential community and offers one allocated parking space with additional visitor parking.








This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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