

Home 2 Sell

Quality Service For Less



2 Wilmot Road

Belper, DE56 1JF

Fixed Asking Price £315,000



Home2Sell are delighted to offer this traditional semi-detached property for sale. Located on a generous elevated plot on a Private Road with views to the front and being conveniently located for Belper Town Centre. Spacious family accommodation comprising entrance hall, lounge with feature fireplace and an excellent fitted living dining kitchen. To the first floor are three bedrooms and a family bathroom with three piece suite. Additional attic room to the second floor. PVCu double glazed and gas centrally heated. The property is tastefully decorated throughout. Gardens to three sides and two parking spaces. Viewing is essential to fully appreciate the family accommodation and convenient location.

DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Entrance Hall

Having a storm porch vestibule with ceramic tiled flooring and ceiling light. The property is entered via a composite door with glazed insert and surrounding glazed panels. Karndean flooring, useful under stairs storage with PVCu double glazed opaque window and stairs off to the first floor landing.

Lounge

10'3" extending 11'10" x 13'8" extending 16'0" (3.14m extending 3.63m x 4.17m extending 4.88m)

Having a walk in bay PVCu double glazed window to the front elevation enjoying the fine aspect and views, central heating radiator, Karndean flooring and picture rail. The focal point of the room is a electric wall mounted fire. Television Point.

Living Dining Kitchen

15'9" reducing 13'6" x 17'8" reducing 17'0" max (4.82m reducing 4.14m x 5.40m reducing 5.20m max)

This generously proportion room has PVCu double glazed French doors to the side garden access, PVCu double glazed windows to the rear garden aspect. Having a seating area with an inset multi fuel "Flavel" burning stove set on a raised polished granite hearth. Television point and two central heating radiators. The kitchen dining area has a beautiful fitted kitchen comprising of a range of base wall and matching drawer unit with worksurfaces over incorporating a one and a half sink drainer unit with chrome mixer tap. Complimentary splash back tiling, recessed ceiling lighting, Karndean flooring, space and plumbing for an automatic washing machine, space for a fridge freezer, range cooker with five ring gas hob and electric fan assisted oven with stainless steel extractor canopy over.

To the First Floor Landing

Having a PVCu double glazed window to the side elevation, stairs off to the attic room and ceiling light.

Bedroom One

12'3" x 9'9" reducing 8'5" (3.74m x 2.98m reducing 2.59m)

Having Sharpes fitted wardrobes, PVCu double glazed window to the front elevation enjoying the most fine aspect and views which can only be truly appreciated when viewed. Central heating radiator, recessed ceiling lighting and wood grain effect laminate flooring.

Bedroom Two

9'1" x 12'1" reducing 10'10" (2.77m x 3.69m reducing 3.32m)

Having a PVCu double glazed window to the rear elevation, central heating radiator and ceiling light. Walk in wardrobe, laminate wood grain effect flooring and ceiling light.

Bedroom Three

7'9" x 6'1" (2.38m x 1.86m)

Having a PVCu double glazed window to the front elevation with fine aspect and views, laminate wood grain effect flooring, central heating radiator and ceiling light.

Family Bathroom

Having a three piece suite comprising of a close couple WC, pedestal hand wash basin and a bath with tiled side and thermostatically controlled shower over having a rain head and hand held attachment. Ceiling light, bespoke cupboard housing the Worcester gas combination boiler which services the domestic hot water and central heating system.

Ceramic floor and wall tiling, extractor fan and PVCu double glazed windows.

Attic Room

12'5" max x 11'2" max (3.80m max x 3.41m max)

Having a Velux window, laminate wood grain effect flooring and recess lighting.

Outside

The property enjoys an enviable elevated position and is set back from the road having steps and pathway to the front door. Having an established fore garden with lawn and mature well stocked established borders containing a most interesting and varied selection of plants and shrubs. The garden enjoys a fine aspect and views. Having wrought iron railing and gate leading to a decking sun terrace and patio area making an excellent space for el fresco dining and entertaining. To the rear a generous lawn area with established borders and timber garden shed.

Parking

Wilmot Road is a private road and number two has two parking spaces.

Area

Wilmott Road is situated within a short distance of the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's outer ring road provides convenient onward travel to the major trunk roads and the motorway network.

There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

Directional Note

Leave the Home2sell Belper Office along High Street, which becomes Spencer Road, turn right at the first mini island and right again into the one way system, Nottingham road. Turn right onto Wilmott Road where number two can be found on the left hand side of the road.



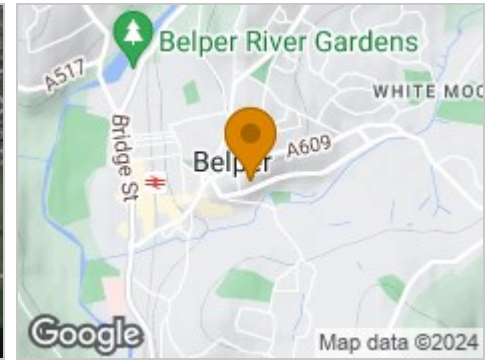
Road Map



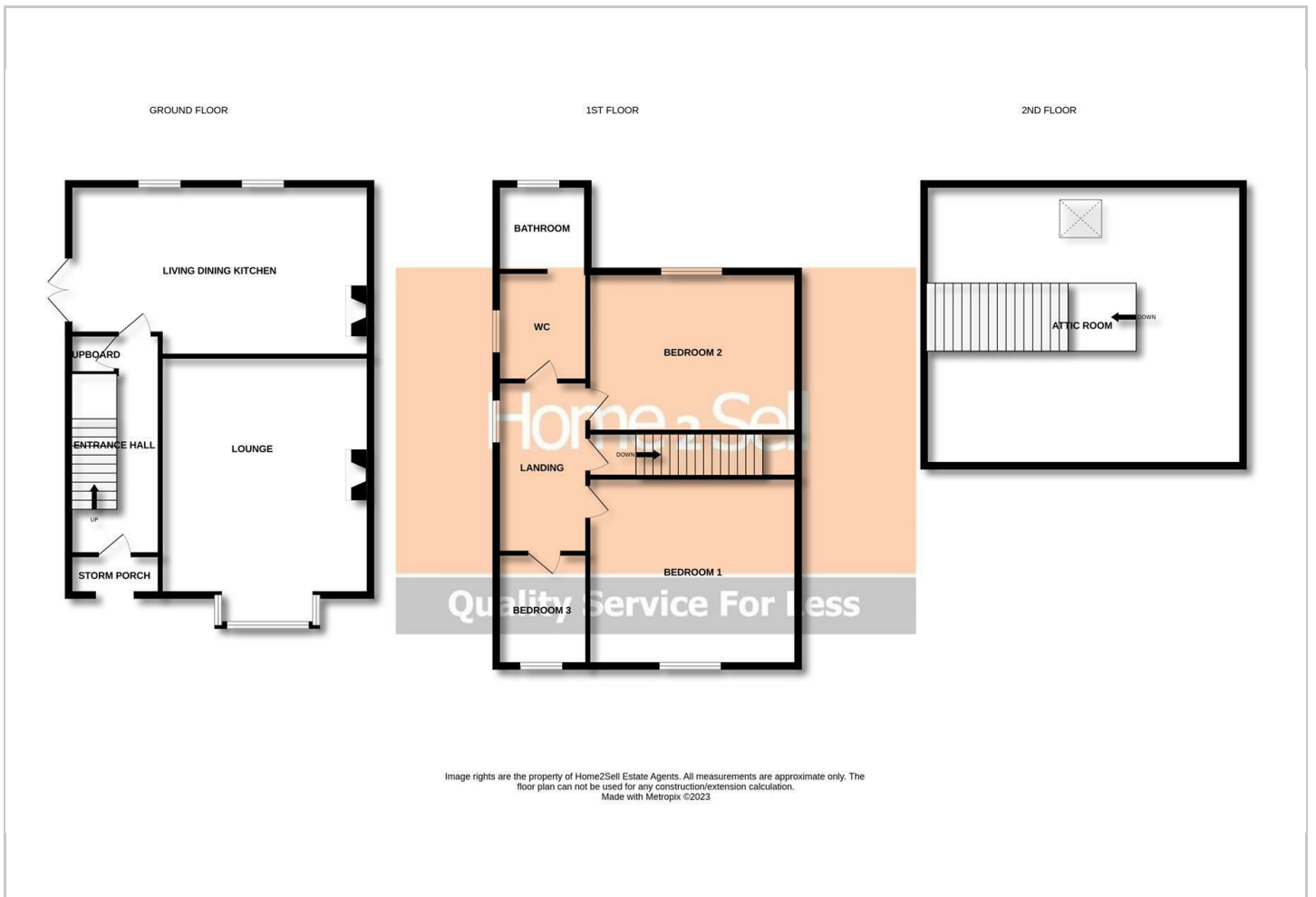
Hybrid Map



Terrain Map



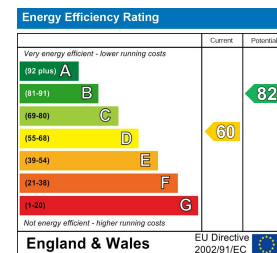
Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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