

Home 2 Sell

Quality Service For Less



## 15 Thornhill Avenue

Belper, DE56 1SH

Offers Over £260,000



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## Entrance Hall

Having a storm porch canopy the property is entered via a composite door, laminate flooring, central heating radiator and ceiling light.

## Living Dining Kitchen

21'7" max x 20'8" max (6.58m max x 6.30m max)

This magnificent open plan room was extended into the original garage to create a very desirable space and having under floor heating, making a fantastic space for entertaining.

The fitted kitchen comprises of a modern range of base wall and matching drawer units having work surfaces over incorporating a one and a quarter sink drainer unit with a chrome Swan neck mixer tap. Having an integrated fan assisted electric oven with with gas four ring hob and a stainless steel extractor canopy over. Space and plumbing for an automatic washing machine and dishwasher. Space for an American style fridge freezer. Recessed ceiling lighting, PVCu double glazed window to the front elevation, wood grain effect flooring and cupboard housing the gas boiler which services the domestic hot water and central heating system.

Having a Dining Area with column radiator, PVCu double glazed window to the front elevation and window seat.

The Living area has twin PVCu Double doors to the conservatory aspect, column radiator and ceiling light. Television Point.

## Conservatory

11'10" x 9'6" (3.63m x 2.90m )

Being of PVCu sealed unit construction on a brick base with a polycarbonate roof system. Having

French doors to the rear garden aspect, wood grain effect flooring, wall light and wall mounted electric heater.

## To the First Floor Landing

Having a galleried landing.

## Bedroom Two

12'4" plus wardrobe x 9'3" (3.78m plus wardrobe x 2.82m)

This well proportioned double bedroom has fitted wardrobes, central heating radiator and two PVCu double glazed windows to rear elevation.

## Family Bathroom

Having a three piece suite comprising of a close couple WC, pedestal hand wash basin and a bath with paneled side having a shower attachment. Complimentary splash back tiling, extractor fan, PVCu double glazed opaque window and central heating radiator.

## Bedroom Three

9'10" x 8'0" (3.02m x 2.44m )

Having a PVCu double glazed window to the front elevation enjoying a fine aspect, central heating radiator, feature wall paneling and ceiling light.

## To the Second Floor/ Dressing Room

Having a PVCu double glazed window to the front elevation and stairs off to the second floor.

## Master Bedroom

16'4" max x 14'6" max (5.00m max x 4.42m max )

This wonderful and most impressive bedroom suite has fitted wardrobes, two dormer PVCu double glazed windows to the front elevation enjoying a fine

aspect and view. Two central heating radiators, ceiling light and door to the en suite shower room.

### En suite Shower Room

Having a three piece suite comprising of a corner close couple WC, pedestal hand wash basin and a shower enclosure having an electric shower. Central heating radiator, extractor fan and Velux window. Complimentary tiling and useful eaves storage.

### Outside

Outside there is enclosed rear garden having two Indian flagstone patios, artificial lawn and raised borders. To the front a tarmac driveway provides ample off road parking for two vehicles.

### Area

15 Thornhill Avenue is situated approximately a mile from 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.

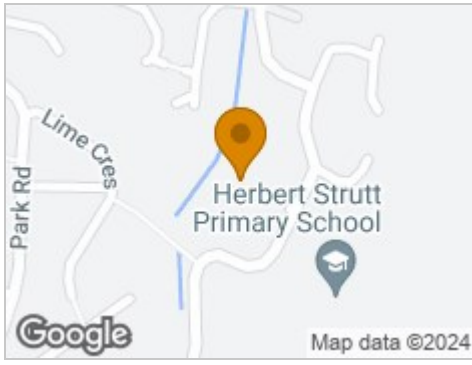
There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

### Directional Note

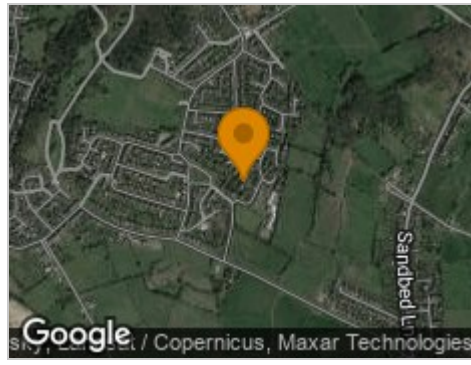
From the Belper Branch of Home2sell proceed up through the Belper Market Place and turn right onto Lander Lane. At the junction continue straight across onto Parkside, in turn the road then leads up Mill Lane, then turn left onto Walnut Road which in turn becomes Snowberry Avenue, right onto Barley Croft and continue onto the new development and at the T junction turn right onto Thornhill Avenue where the property will be clearly identifiable by our distinctive Home2sell for sale board on the right.



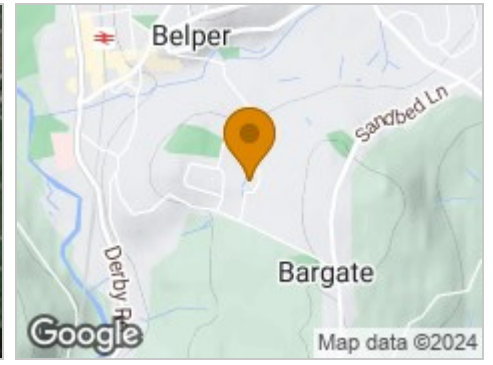
## Road Map



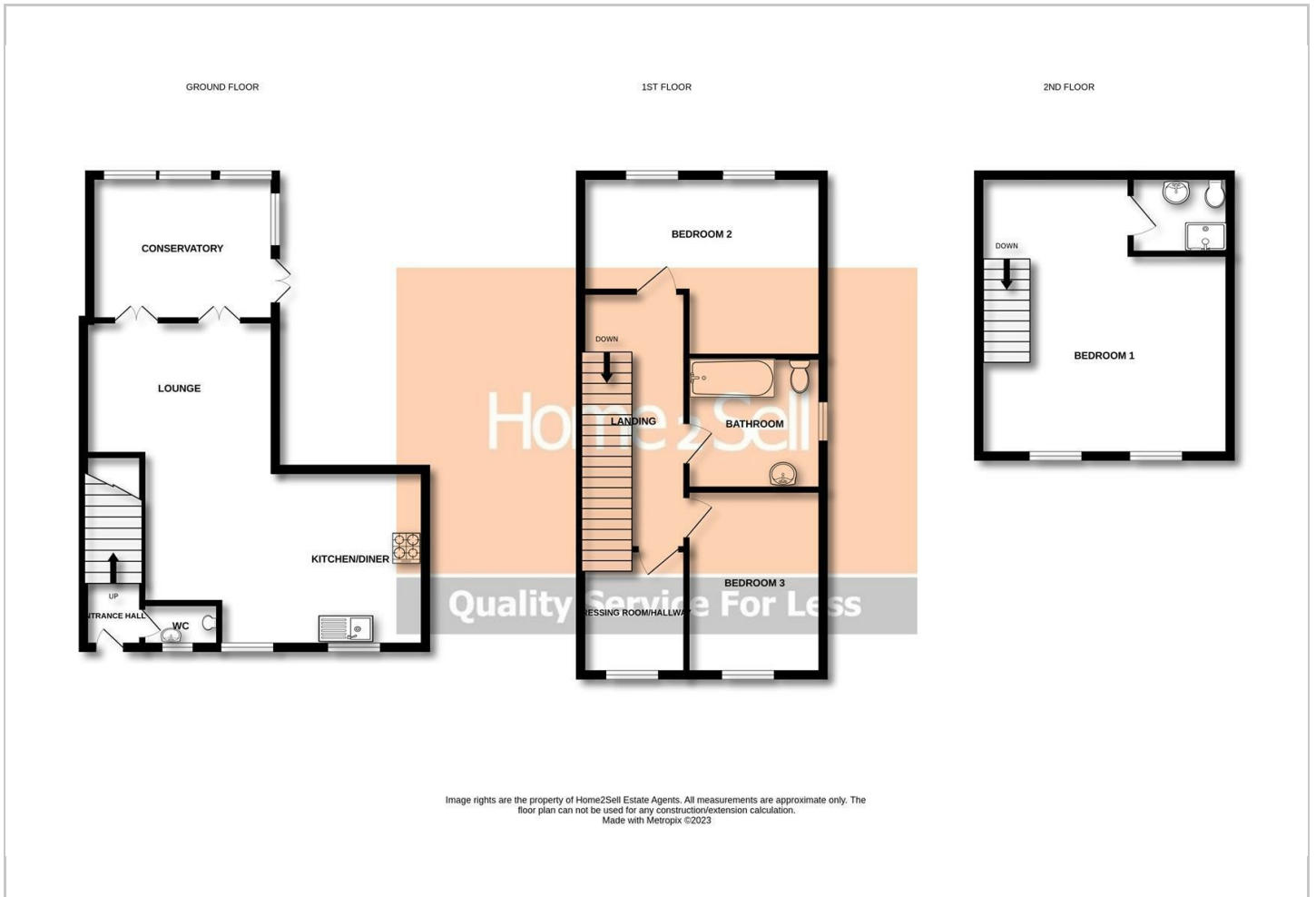
## Hybrid Map



## Terrain Map



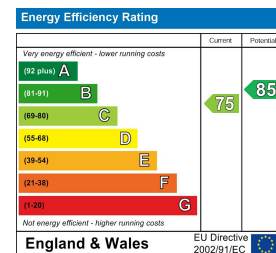
## Floor Plan



## 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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