

Home 2 Sell

Quality Service For Less



22 Scott Drive

Belper, DE56 0JG

£389,950



Occupying this popular and convenient location, is this stylish and attractive gable fronted, modern four bedroomed detached residence which represents an excellent opportunity for the discerning purchaser, looking to acquire a well presented and beautifully maintained family home. Having a larger than average plot which can only be truly appreciated when viewed. Supplemented by PVCu double glazing and gas central heating, a recommended internal inspection will reveal: Entrance hall, guest cloakroom WC, good size lounge with feature fireplace, dining room with walk in bay window, superb fitted kitchen with granite work surfaces. To the first floor landing there is a master bedroom with en suite and three further bedrooms and a beautiful family bathroom. Outside having a low maintenance front garden with tarmac driveway providing off road parking for several vehicles and a single garage. To the rear a generously proportioned garden having large decking patio sun terrace, lawn and mature borders. Potential building plot subject to the necessary planning consents. Viewing Essential.



Entrance Hall

The property is entered via a composite front door with matching glazed side panel. Quality Amteco flooring, Useful under stairs storage cupboard.

Guest Cloakroom WC / Utility

Having matching base and wall units with work surface over incorporating a stainless steel sink unit with chrome mixer tap. Space for a washing machine and a tumble dryer. Close couple WC and ceiling light.

Kitchen

15'0" x 8'6" (4.57 x 2.58)

Having a beautiful fitted kitchen comprising of a range of base wall and matching drawer units with solid granite work surfaces over incorporating a Blanco sink drainer unit with Swan neck mixer tap. Having an integrated NEFF appliances, integrated electric fan assisted oven with four ring gas hob and extractor over. Integrated fridge freezer and dishwasher. Central heating radiator and PVCu double glazed window and door to the rear garden aspect. Amteco flooring and ceiling light.

Lounge

11'11" x 14'8" (3.63 x 4.47)

This spacious room has a PVCu double glazed French doors to the rear garden aspect with matching side panels. Central heating radiator, coving to the ceiling and ceiling light. The focal point of the room is a living flame gas coal effect fire set on a raised marble hearth with matching back drop having an ornate surround. Television point and SKY.

Dining Room

8'8" x 11'0" extending 13'3" into bay (2.65 x 3.36 extending 4.04 into bay)

Having a walk in bay PVCu double glazed window to the front elevation, central heating radiator, coving to the ceiling and light.

To the first floor landing

Having recessed ceiling lights, access to the loft void and airing cupboard.

Bedroom One

10'3" x 11'5" reducing 10'4" (3.12 x 3.47 reducing 3.14)

Having two PVCu double glazed windows to the front elevation, recessed ceiling lighting, walk in wardrobe with PVCu opaque window, central heating radiator and door to the en suite.

En suite Shower Room

Having a refitted three piece suite comprising of a close couple WC, pedestal hand wash basin and a shower cubicle with thermostatically controlled shower. Complimentary porcelain wall tiling and a chrome heated towel rail, and wall cupboard. PVCu double glazed opaque window to the side elevation.

Bedroom Two

10'2" x 8'7" (3.11 x 2.61)

Having recessed wardrobes, PVCu double glazed window to the rear elevation with beautiful views towards Crich stand and surrounding countryside. Central heating radiator and ceiling light.

Bedroom Three

10'5" x 6'7" extending 8'8" (3.18 x 2.00 extending 2.63)

With a PVCu double glazed window to the rear elevation with beautiful views, central heating radiator and ceiling light.

Bedroom Four

8'7" x 7'5" (2.62 x 2.26)

With a PVCu double glazed window to the front elevation, central heating radiator and ceiling light.

Family Bathroom

Having a refitted three piece suite comprising of a vanity hand wash basin, close couple WC and a bath with panelled side and shower over. PVCu double glazed opaque window to the rear elevation, chrome heated towel rail and complementary porcelain tiling.

Outside

A special feature of the sale is the delightful rear garden which must be seen to be appreciated enjoying a pleasant aspect, perfect for entertaining. The garden, which is one of the most generous plots in the region. includes a decking terrace area immediately to the rear with very well stocked shrubbery border to one side containing a most interesting, well established and varied selection of plants, shrubs and ornamental trees. With steps down to an additional large lawned garden which affords a lower level lawn with herbaceous border, hedging to one wide and timber fencing. To the front elevation is a tarmac driveway providing off road parking for several vehicles, leading to the single garage with up and over door. Impressive outside lighting and cold water tap.

Garage

Having an up and over door. (Note now part taken by Utility space).

Area

22 Scott Drive 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.

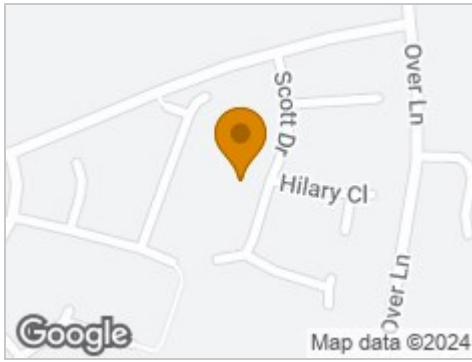
There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

Directional Note

From the Belper branch of Home2sell office continue up through the Market place and onto High Street. Continue along Spencer Road, Kilbourne Road onto Whitmoor Lane. Turn right onto Scott Drive, where the property can be found on the right hand side, easily be identified by our distinctive Home2sell For Sale board.



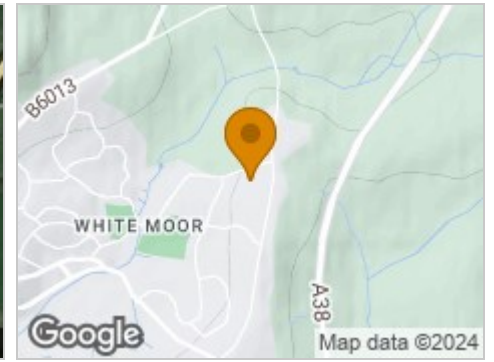
Road Map



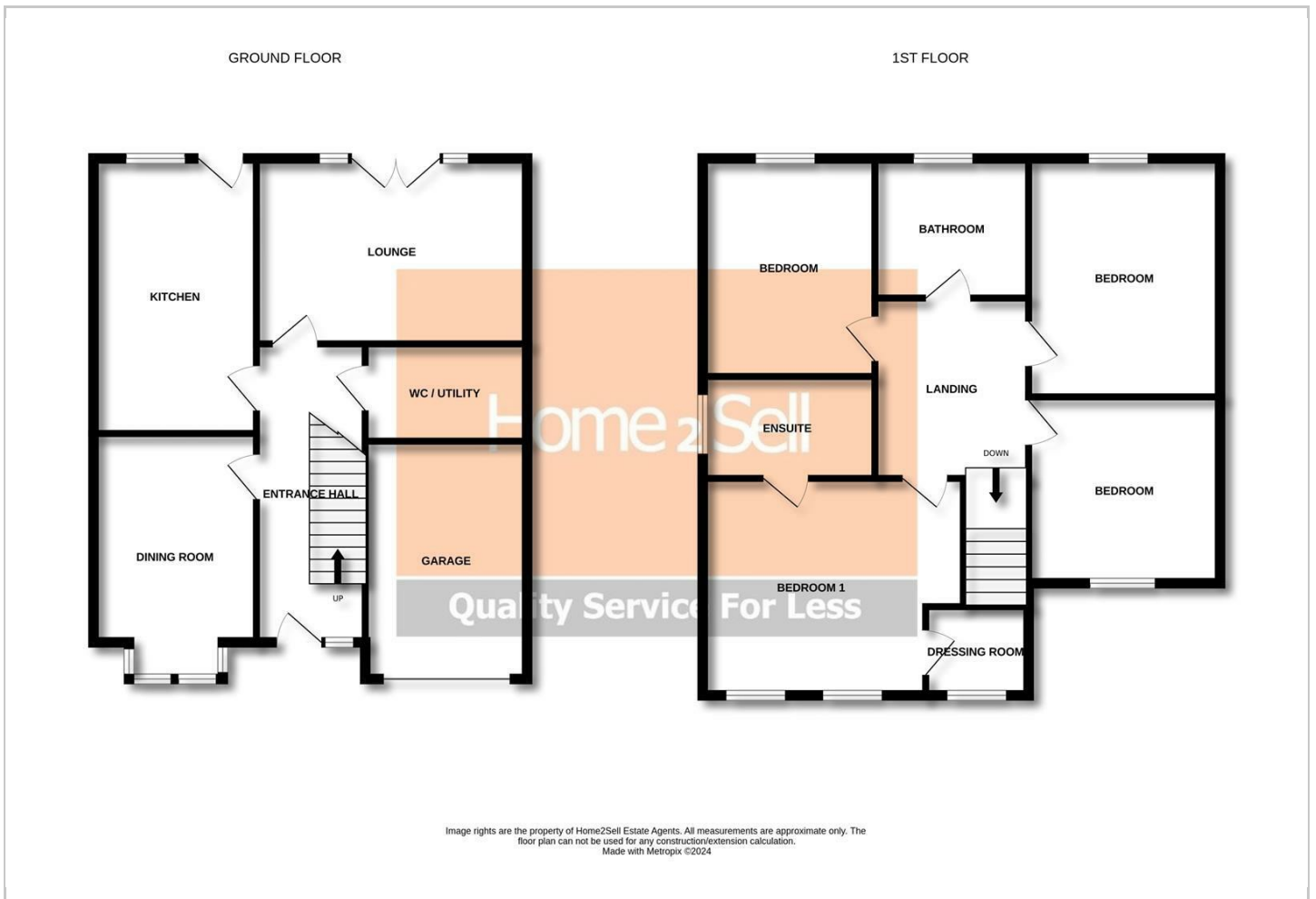
Hybrid Map



Terrain Map



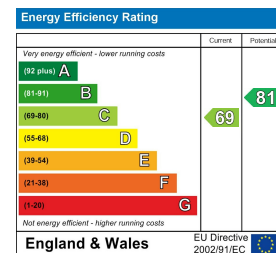
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.