

Home 2 Sell

Quality Service For Less



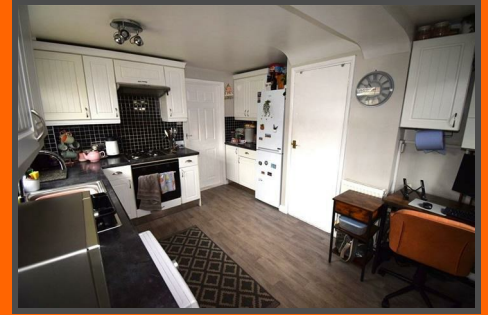
7 Hayfield Close

Belper, DE56 1FA

Offers Over £280,000



Home2Sell are delighted to offer this three bedroom detached residence, representing an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and beautifully presented family home. The property occupies a popular and convenient location and has the benefit of sealed unit PVCu double glazing and gas central heating. A recommended internal inspection will reveal entrance porch, guest cloakroom WC, lounge with feature fireplace with open plan the dining room and having well appointed fitted kitchen. To the first floor landing, three double bedrooms and a family bathroom having a three piece suite. Outside to the front a Garage, driveway, lawn and additional parking. To the rear an established mature garden having a patio terrace immediately to the rear with lawn, artificial lawn and stocked border. VIEWING ESSENTIAL.



Entrance Hall

The property is entered via a traditional door with a PVCu double glazed window to the front elevation, wood grain effect flooring and ceiling light.

Guest Cloakroom WC

Having a two piece suite comprising of a close couple WC and hand wash basin. Complimentary splash back tiling, wood grain effect flooring and ceiling light.

Lounge

11'2" x 14'7" (3.41m x 4.45m)

Having a PVCu double glazed window to the front elevation, central heating radiator, television point and ceiling light. The focal point of the room is a gas coal effect living flame fire set on a raised hearth with matching back drop and painted surround.

Dining Room

9'1" x 8'10" (2.78m x 2.70m)

Having PVCu French doors to the rear garden aspect with matching side windows, central heating radiator and ceiling light.

Kitchen

12'2" x 10'8" max (3.73m x 3.27m max)

Having a modern fitted kitchen comprising of base wall and matching drawer units with roll top work surfaces over incorporating a one and a half stainless steel sink drainer unit with chrome Swan neck mixer tap. Complimentary splash back tiling, space and plumbing for an automatic washing machine, space for a free standing fridge freezer, integrated electric oven with gas four ring hob with extractor over. Having space and plumbing for an automatic washing machine, useful under stairs

storage cupboard, composite door to the rear aspect and a PVCu double glazed window to the rear elevation, central heating radiator and wood grain effect flooring. Wall mounted Worcester gas combination boiler which services the domestic hot water and central heating system.

To the first floor landing

Having a PVCu double glazed window to the side elevation and useful storage cupboard. Access to the loft void.

Bedroom One

10'11" x 11'5" (3.34m x 3.49m)

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

Bedroom Two

9'3" max x 10'11" max (2.82m max x 3.33m max)

Having a PVCu double glazed window to the rear elevation, central heating radiator and ceiling light. Built in wardrobe and cupboards.

Bedroom Three

7'11" x 10'8" (2.42m x 3.26m)

Having PVCu double glazed windows to the side and front elevations, central heating radiator, fitted cupboard and ceiling light.

Family Bathroom

Having a three piece suite comprising of a close couple WC, pedestal hand wash basin and a bath with panelled side having a thermostatically controlled shower having a rain head and hand held attachment. Additional Triton electric shower over bath, PVCu double glazed opaque window to the

rear elevation, woodgrain effect flooring, central heating radiator and light.

Garage and Outside

Outside to the front a driveway, Garage with up and over door, lawn and additional parking. To the rear an established mature garden having a patio terrace immediately to the rear with artificial lawn, lawn and stocked border.

Area

7 Haywood 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.

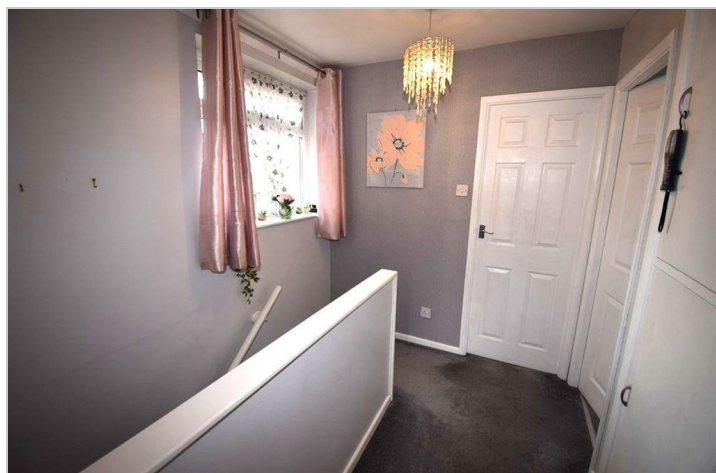
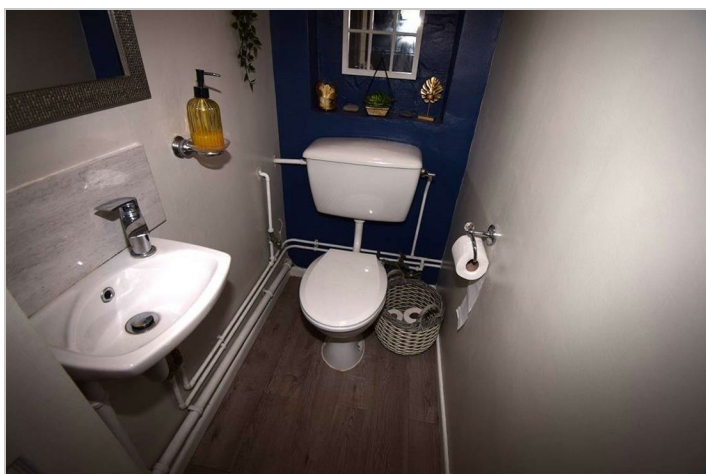
There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

Directional Note

Proceed out of Belper via Chesterfield Road which in turn becomes Far Laund and then turn right onto Ladywood Avenue and then the first turning on the right into Hayfield Close where the property will clearly be identified by our 'For Sale' board on the left.

Note

There is an Electric station that occasionally requires access by authority.



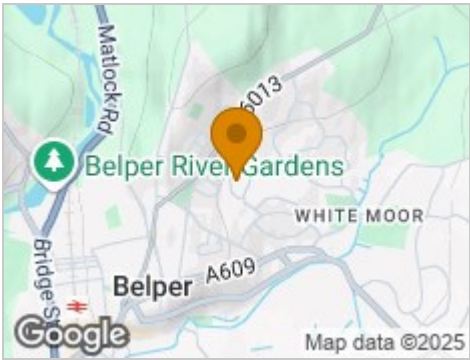
Road Map



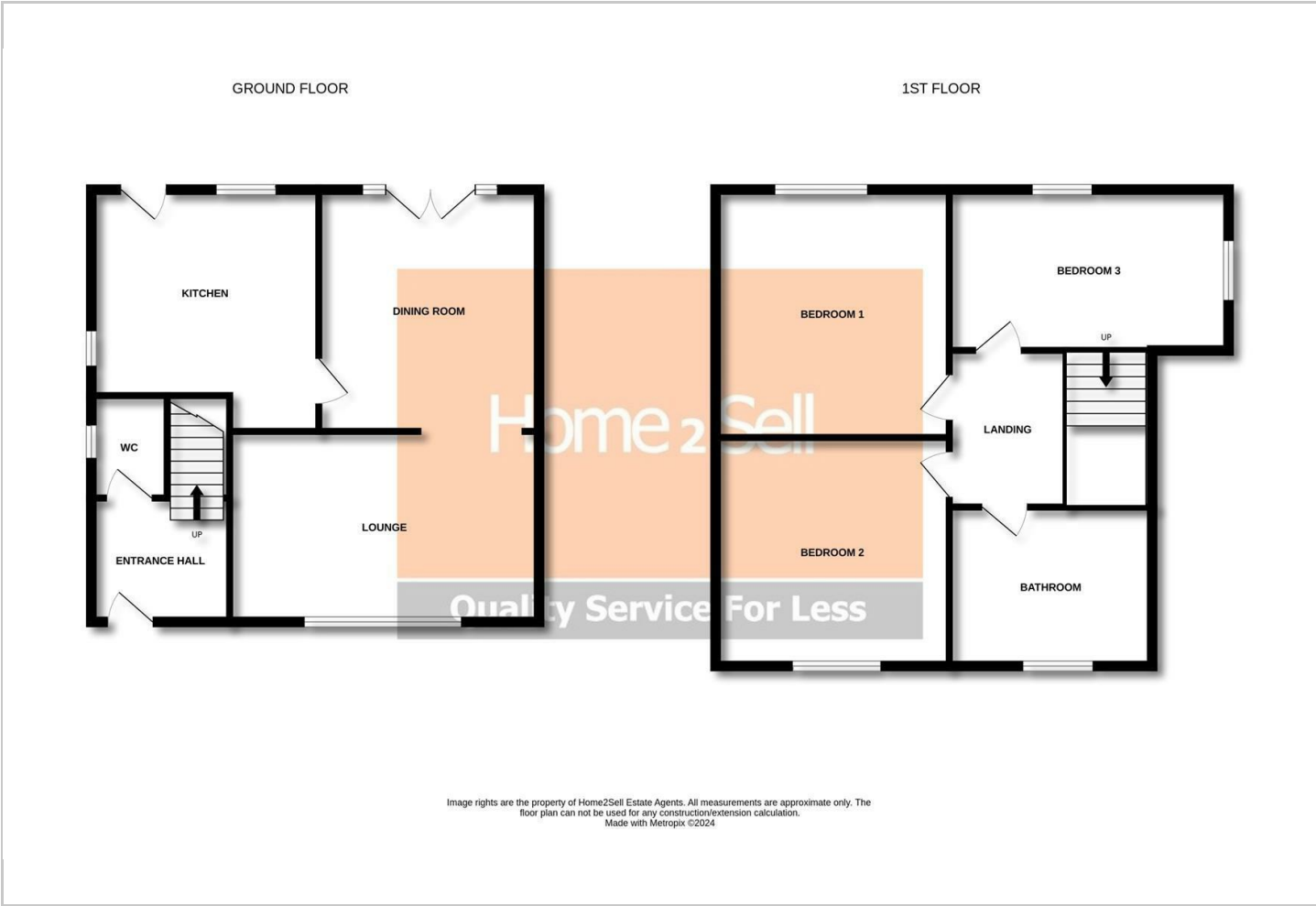
Hybrid Map



Terrain Map



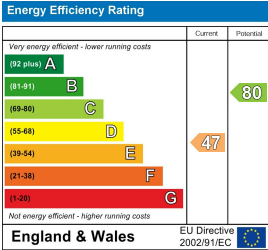
Floor Plan



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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