

Home 2 Sell

Quality Service For Less



43a Marsh Lane

Belper, DE56 1GS

Guide Price £435,000



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £435,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Home2sell are delighted to offer this immaculately presented individual Grade II listed period residence, offering generously proportioned five double bedrooomed quality accommodation. Which represents a rare and excellent opportunity for the discerning purchaser, looking to acquire a versatile and beautifully appointed accommodation which has maintained many of its original features and comprises in brief; Entrance Porch, magnificent Reception Hall, Cloakroom and WC, Sitting/Drawing Room having a feature fireplace, Formal Dining Room with feature Adam style fireplace, a modern Fitted Kitchen with built in appliances, Utility Room and Side Porch. Stairs leading down to a traditional cellar and staircase rising to the first floor landing. To the first floor having three Double Bedrooms, a Family Bathroom and a separate W.C. Stairs rising to the second floor landing with useful storage and two further Double Bedrooms. Outside the property is approached via a gated sweeping driveway leading to the single garage. A special feature of the sale is the delightful mature gardens which enjoy a most pleasant aspect having a lawn area, mature established borders with a most interesting and varied selection of plants shrubs and ornamental trees. Having a greenhouse, garden shed and a patio/seating area. A pathway leads to the side of the property which has a further delightful patio terrace which makes a perfect space for alfresco dining and entertaining. Viewing Essential. No Chain.



Entrance Porch

The property is entered via a traditional door with a door to the reception hall.

Reception Hall

19'1" reducing 6'1" x 14'7" reducing 5'2" (5.82m reducing 1.86m x 4.46m reducing 1.60m)

Having two glazed doors one to the porch and the other to the side rear patio terrace and garden. Having two central heating radiators, wall lights, coving and ceiling lighting, a cloaks cupboard with hanging space, door to the cellar and the magnificent staircase off to the first floor landing.

WC

Having a two piece suite comprising of a close couple WC and a wall mounted hand wash basin. With a window to the side elevation and central heating radiator, wall panelling and vinyl flooring.

Cellar

Having a twin compartmental cellar with lighting and original stone plinths.

Sitting/Drawing Room

14'11" x 14'4" (4.56m x 4.37m)

This spacious sitting room has two Georgian style sash windows to the side elevation, central heating radiator, bespoke fitted book cabinet, coving to the ceiling, ceiling rose and light. The focal point of the room is an inset "Morso" multifuel burning stove set on a raised stone hearth with brick surround and wooden mantle. Television point.

Dining Room

10'7" x 15'10" (3.25m x 4.84m)

Having a Georgian style sash window to the side elevation, coving to the ceiling and two ceiling lights, dado rail, central heating radiator and Adam style feature fireplace.

Dining Kitchen

17'1" reducing 12'5" x 16'1" (5.22m reducing 3.81m x 4.92m)

Having a modern fitted kitchen comprising of a range of base wall and matching soft close units with quartz work surface over incorporating a one and a half sink with cut drainer into work surface with a chrome Swan neck mixer tap. Integrated double fan assisted electric oven with integrated gas hob and extractor over, integrated dishwasher. Complimentary splash back tiling, two ceiling roses and lights, wood grain effect flooring, two Georgian style sash windows to the front elevation, Georgian style sash window to the side elevation, glazed door leading to side porch.

Porch

Having a front elevation single glazed sash window and side elevation entrance door. Vinyl flooring.

Utility Room

7'7" x 5'7" (2.32m x 1.71m)

Having a Georgian style sash window to the side elevation, vinyl tile effect flooring, space and plumbing for an automatic washing machine and space for a tumble dryer. Wall mounted gas central heating boiler which services the domestic hot water and central heating system.

To the first floor landing

This light and airy landing has two Georgian style sash windows, two central heating radiators, wall lighting and a staircase off to the second floor.

Bedroom One

13'7" x 15'10" extending 17'3" max (4.15m x 4.85m extending 5.26m max)

This generously proportion double bedroom has two Georgian style sash windows enjoying a fine aspect, central heating radiator, built in wardrobes, ceiling rose and light.

Bedroom Two

Having a Georgian style sash window to the side elevation, central heating radiator, built in wardrobes, coving to the ceiling and light.

Bedroom Three

12'10" reducing 11'10" x 11'1" reducing 9'9" (3.92m reducing 3.63m x 3.40m reducing 2.99m)

Having a Georgian style sash window to the side elevation, central heating radiator, useful fitted cupboard housing the domestic hot water tank and ceiling light.

Family Bathroom

Having a two piece suite comprising of a bath with panelled side and electric shower over and a pedestal hand wash basin, complimentary wall tiling, Georgian style sash window to the front elevation. Having vinyl flooring , wall panelling and ceiling light.

WC

Having a two piece suite comprising of a close couple WC and a wall mounted hand wash basin. Having a half opaque Georgian style sash window, wall panelling and vinyl flooring.

To the second floor landing

Having a Velux style window, useful and generous built in storage. Doors to both bedrooms.

Bedroom Four

14'2" x 14'10" (4.33m x 4.54m)

Having a Velux style window, wall mounted electric storage heater and ceiling light.

Bedroom Five

14'9" x 10'9" (4.52m x 3.29m)

Having a Velux style window, electric storage heater and ceiling light.

Outside

Outside the property is approached via a gated sweeping driveway with lighting leading to the single garage. A special feature of the sale is the delightful mature gardens which enjoy a most pleasant aspect having a lawn area, mature established borders with a most interesting and varied selection of plants shrubs and ornamental trees. Having a greenhouse with power, water tap, garden shed and a patio/seating area. A pathway leads to the side of the property which has a further delightful patio terrace which makes a perfect space for alfresco dining and entertaining

Area

43a Marsh Lane 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 along Chesterfield Road and at the brow of the hill take a right hand turn onto Marsh Lane. Proceed down Marsh Lane where eventually number 43a can be clearly identified on the left hand side by our distinctive Home2sell 'For Sale' board

Auctioneer Comments

Please note, any viewings or offers that take place from this moment must be placed through the auction T&Cs as per the Sellers agreement.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



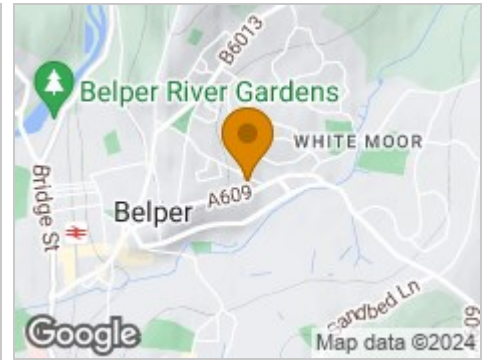
Road Map



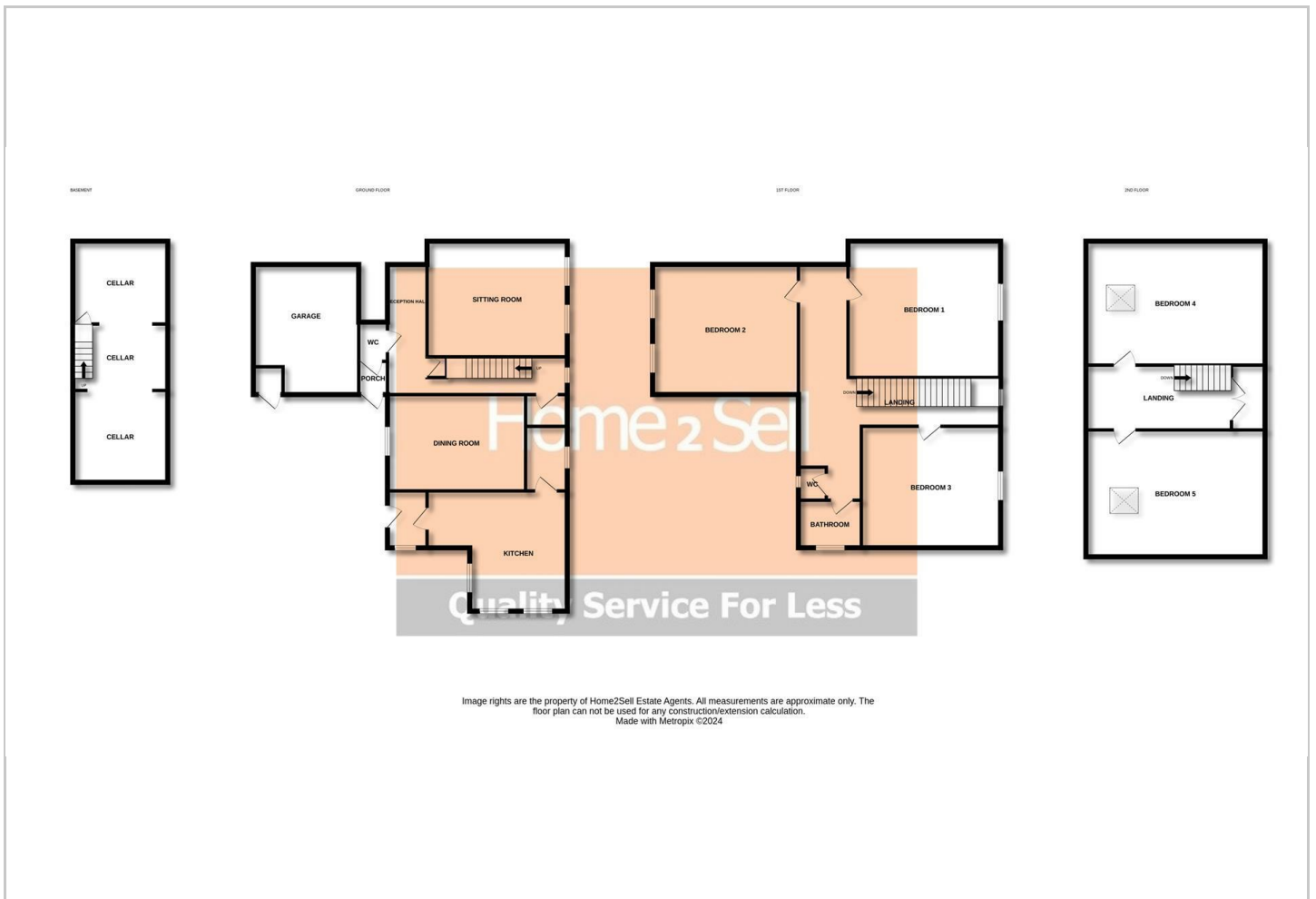
Hybrid Map



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.