

Home 2 Sell

Quality Service For Less



## 306 Over Lane

Belper, DE56 0HJ

Offers Around £285,000



Home2sell are delighted to offer this beautifully presented three bedroomed family home which represents an excellent opportunity for the discerning purchaser looking to acquire a spacious and well proportioned family home in a convenient and very popular location. The property requires an internal inspection to truly appreciate the superbly presented accommodation. Supplemented by sealed unit PVCu double glazing and gas central heating. Accommodation consisting of; Open plan Kitchen Dining Room having built in appliances, spacious Lounge and to the first floor a landing three well proportioned bedrooms and a family bathroom having a three piece suite. Outside to the front a block paved area. Gated access to side and a beautiful rear garden with patio immediately to the rear giving way to a lawn with raised well stocked borders and a further sun terrace which back directly on to open fields. Viewing Essential.



### Dining Kitchen

18'6" x 8'8" (5.66m x 2.65m )

Having a storm porch canopy the property is entered via a composite door with glazed insert.

Having a kitchen with a range of base wall and matching drawer units with work top surfaces over incorporating a stainless steel sink drainer unit with chrome Swan neck mixer tap. Integrated dishwasher, integrated electric fan assisted oven and gas four ring hob with extractor canopy over. Space and plumbing for an automatic washing, display cabinets, space for a fridge freezer, wood grain effect ceramic tile flooring, central heating radiator, two ceiling lights and two PVCu double glazed sash style windows to the front elevation. Oak double doors to the Lounge.

### Lounge

15'8" extending 18'6" x 11'11" (4.80m extending 5.65m x 3.65m )

Having PVCu double glazed French doors to the rear garden aspect, PVCu double glazed sash style window to the rear elevation, central heating radiator, television point. Useful under stairs storage.

### To the first floor landing

Having a PVCu double glazed window to the side elevation.

### Bedroom One

9'2" x 12'2" (2.80m x 3.71m )

Having a PVCu double glazed sash style window to the rear elevation enjoying a fine aspect and view. Fitted wardrobes and cupboards, central heating radiator and ceiling light.

### Bedroom Two

8'11" x 12'2" (2.72m x 3.73m )

Having a PVCu double glazed sash style window to the front elevation enjoying a fine aspect and view, central heating radiator and ceiling light.

### Bedroom Three

8'9" x 6'0" (2.69m x 1.85m )

Having a PVCu double glazed sash style window to the front elevation enjoying a fine aspect and view, central heating radiator and ceiling light.

### Family Bathroom

Having a three piece suite comprising of a close couple concealed WC with built in cabinet, fitted vanity hand wash basin with built in cupboard and chrome mixer tap, bath with panelled side and thermostatically controlled shower over. Chrome ladder style heated towel rail, vinyl flooring, PVCu double glazed window and cupboard housing the Worcester gas combination boiler which services the domestic hot water and central heating system.

### Outside

Outside to the front a block paved area. Gated access to the side.

A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect having a patio immediately to the rear giving way to a lawn with raised well stocked borders and a further sun terrace which backs directly on to open fields and enjoys fine views. Timber garden shed.

### Area

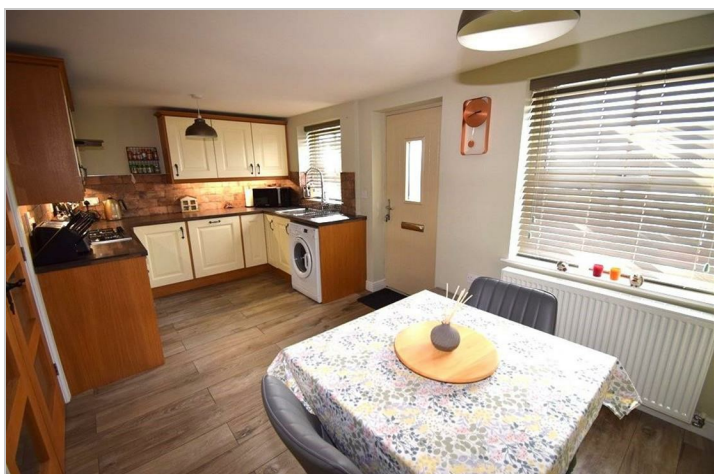
306 Over Lane is situated approximately a mile from the centre of Belper which provides an excellent range of amenities including shops, schools and

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

From our Belper branch of Home2sell continue up through the Market Place, High Street and onto Spencer Road. At the mini island turn right onto Short Street, then at the second mini island turn left on to Nottingham Road, which continues onto Kilbourne Road A609, eventually take the right turn onto Over Lane, where the property can be found on the left hand side, clearly identified by our distinctive Home2sell For Sale Board.



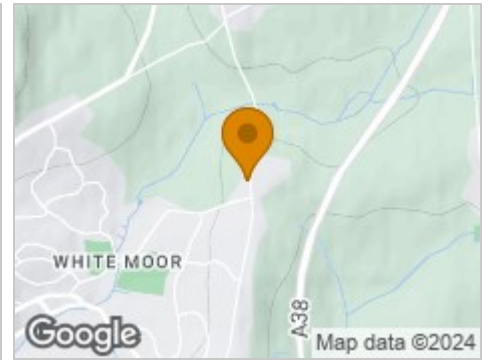
## Road Map



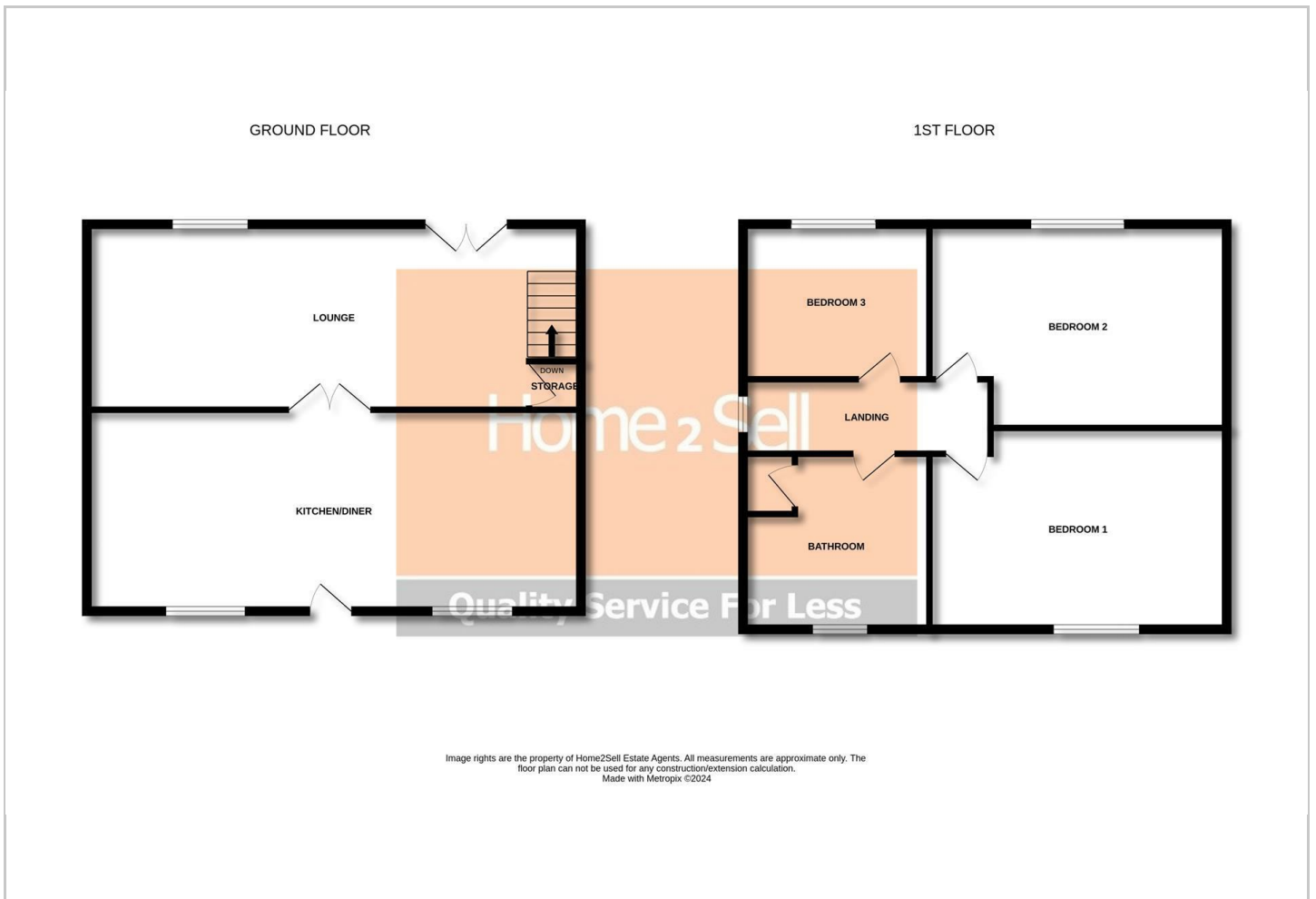
## Hybrid Map



## 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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