

Home 2 Sell

Quality Service For Less



7 St Laurence Gardens

Belper, DE56 1HH

Offers Around £345,000



Home2sell are delighted to offer this traditional three storey four bedroomed town house having spacious accommodation located in Belper Town Centre. The PVCu double glazed and gas centrally heated accommodation briefly comprises an entrance hallway, utility room, Guest Cloakroom WC and Bedroom Four/ Study. To the first floor is a spacious lounge and generously proportioned dining kitchen having built in appliances. To the second floor there are three further bedrooms with an en-suite shower room to the master and a family bathroom having a three piece suite. Outside to the front of the property there is a driveway providing ample off road parking and granting access to the integral garage. To the rear an enclosed garden which enjoys a most pleasant aspect having an Indian Flag stone patio immediately to the rear giving way to a tiered garden with well stocked established mature borders. St Laurence Gardens is a much sought after central location offering both easy access to Belper, major road links, Belper Train station, local schools, amenities and shops. Viewing Essential.



Entrance Hall

24'2" max x 6'0" reducing 3'0" (7.37m max x 1.84m reducing 0.93m)

The property is entered via a composite door with glazed inserts, two central heating radiators, ceiling light and stairs off to the first floor landing.

Integral Garage

21'0" max x 8'0" (6.41m max x 2.44m)

Having an up and over door, power and light..

Guest Cloakroom WC

Having a two piece comprising of a close couple WC and a corner pedestal hand wash basin with complimentary splash back tiling. Central heating radiator and ceiling light.

Utility

10'0" x 6'4" (3.06m x 1.94m)

Having matching base cupboards with roll top work surfaces over incorporating a stainless steel sink drainer unit with chrome mixer tap. Wall mounted gas boiler which services the domestic hot water and central heating system. Space and plumbing for an automatic washing machine, complimentary splash back tiling, vinyl flooring, composite door with glazed insert to the rear garden access and ceiling light.

Bedroom Four / Study

13'6" x 7'9" (4.13m x 2.38m)

Having PVCu double doors to the rear elevation, central heating radiator and ceiling light.

To the first floor landing

Having central heating radiator and ceiling light.

Lounge

19'3" reducing 12'9" x 14'6" reducing 7'11" (5.89m reducing 3.91m x 4.43m reducing 2.43m)

This generously proportioned room has two PVCu double

glazed Sash style windows to the rear elevation, two central heating radiators, coving to the ceiling and two ceiling lights. Television point, electric fire with complimentary raised hearth and surround.

Dining Kitchen

14'11" reducing 10'4" x 14'4" (4.55m reducing 3.17m x 4.39m)

Having a modern fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a one and a half sink drainer unit with mixer tap. Integrated electric double oven, four ring gas hob with stainless steel extractor canopy over. Integrated dishwasher, complimentary splash back tiling, two PVCu double glazed Sash style windows to the front elevation, quality Amtico flooring, central heating radiator, spot lighting and ceiling lighting. Built in wine rack and space for a free standing fridge freezer.

To the second floor landing

Having a cupboard housing the domestic hot water tank. central heating radiator, ceiling light and access to the loft void.

Master Bedroom

12'7" x 11'3" extending 12'11" (3.84m x 3.43m extending 3.96m)

This well proportioned room has fitted wardrobes, two PVCu double glazed Sash style windows to the rear elevation enjoying a most fine aspect and view. Two central heating radiators, television and telephone Jack point. Two ceiling lights.

En suite Shower Room

Having a three piece suite comprising of a close couple corner WC, pedestal hand wash basin and a tiled shower enclosure having a shower. Central heating radiator, shaver point and ceiling light.

Bedroom Two

13'8" x 7'5" (4.19m x 2.28m)

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

Bedroom Three

10'4" x 6'9" (3.15m x 2.06m)

Having a PVCu double glazed Sash style window to the front elevation, central heating radiator 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 shower attachment. Complimentary wall tiling, central heating radiator and vinyl flooring. Mirror with light.

Outside

Outside to the front of the property there is a tarmac driveway providing ample off road parking and granting access to the integral garage and adjacent lawn. To the rear an enclosed garden which enjoys a most pleasant aspect having an Indian Flag stone patio immediately to the rear which is an ideal space for el fresco dining and entertaining. Giving way to a tiered garden with well stocked established mature borders.

St Laurence Gardens is a much sought after central location offering both easy access to Belper, major road

links, Belper Train station, local schools, amenities and shops.

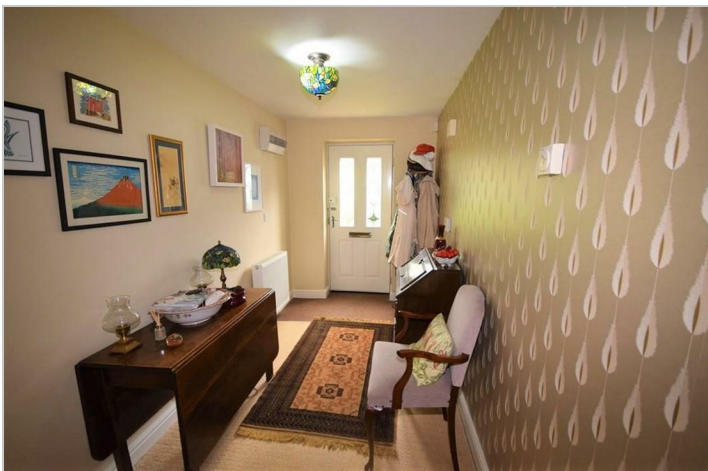
Area

7 St Laurence gardens is situated within walking distance of 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 Home2Sell office on the Market Place proceed past the Market Place taking the first left onto Chesterfield Road, first left again onto Church Lane at the end turn right onto Green Lane. Turn left onto Field Lane and left into the entrance of St Laurence Gardens where the property can be found on the right hand side clearly denoted by our distinctive Home2sell For sale board.



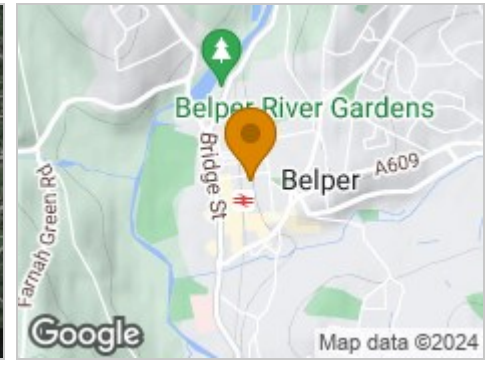
Road Map



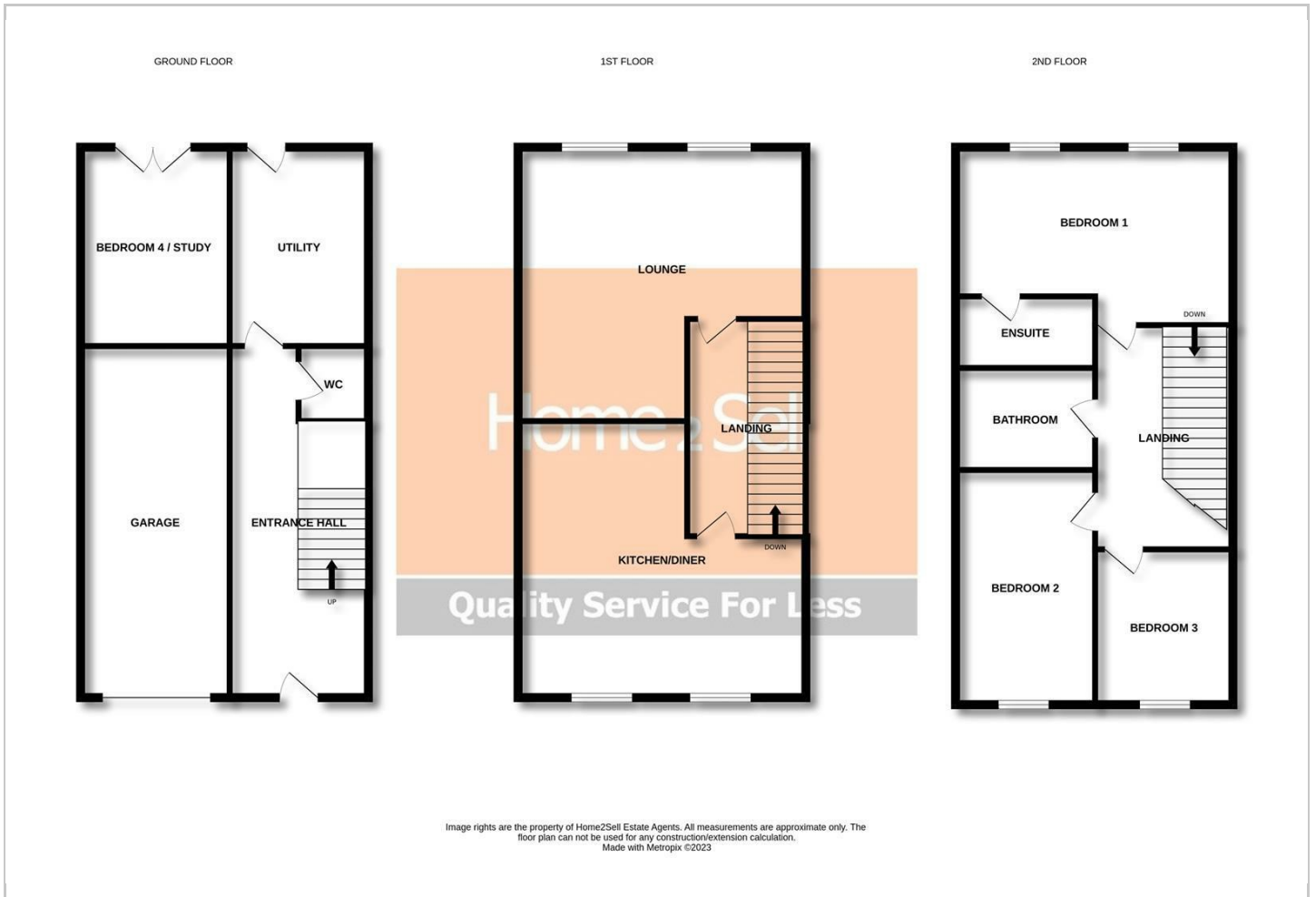
Hybrid Map



Terrain Map



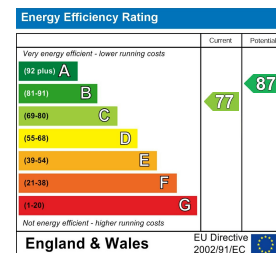
Floor Plan



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



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