

Home 2 Sell

Quality Service For Less



## 15a Longstone Rise

Belper, DE56 1ED

£350,000





Home2sell are delighted to offer this four bedroom spacious and individually designed split-level property enjoying a private rear garden with panoramic views situated in this very pleasant cul-de-sac location of Belper Derbyshire. The sale represents an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and beautifully presented family home. The property offers good versatile living accommodation and is supplemented by gas central heating and PVCu double glazing and a recommended internal inspection will reveal; Entrance hall, guest cloakroom WC, open plan kitchen dining room having a range cooker, generous lounge with wood burning stove enjoying the fine aspect and views. To the first floor a split level galleried landing leads to a master bedroom with dressing area and magnificent balcony with fine views that can only be truly appreciated when viewed. Three further well proportioned bedrooms and a family bathroom having a four piece suite. Outside to the front a block paved driveway providing ample off road parking leading to the single garage with adjacent fore garden laid to lawn with well stocked borders. A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect with a fine panoramic views. Having a raised patio sun terrace immediately to the rear with steps down to a manicured lawn with established and well stocked borders. Viewing Essentials. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



### Entrance Hall

The property is entered via a PVCu door having a quality wood grain effect flooring, recessed ceiling lights, PVCu double glazed window to the side elevation and coving to the ceiling.

### Guest Cloakroom WC

Having a two piece suite comprising of a close couple WC and a pedestal hand wash basin. Complimentary splash back tiling, feature wall panelling, PVCu double glazed opaque window to the side elevation, recessed light and quality wood grain effect flooring.

### Open Plan Kitchen Dining Room

18'11" max x 17'4" reducing 14'0" (5.79m max x 5.29m reducing 4.29m )

Having a beautiful fitted oak fronted kitchen comprising of a range of base wall and matching drawer units with quartz effect work surfaces over incorporating a one and a half sink drainer unit with chrome Swan neck mixer tap. Having an integrated fridge freezer, space and plumbing for an automatic washing machine, range master cooker with gas and electric ovens and gas hob with built in extractor canopy over. Cupboard housing the gas combination boiler which services the domestic hot water and central heating system, recessed ceiling lighting, PVCu double glazed window to the front elevation, central heating radiator, quality wood grain effect flooring. Being open plan to the dining area. Having a PVCu double glazed window to the front elevation, fitted dining table hanging lighting, coving to the ceiling, oak flooring, useful under stairs storage cupboard and coving to the ceiling.

### Lounge

28'11" reducing 27'9" x 11'11" reducing 10'5" (8.83m reducing 8.47m x 3.64m reducing 3.19m )

This generously proportioned room enjoys a fine

aspect with far reaching panoramic views over the surrounding area. Having PVCu double glazed French doors, PVCu double glazed window and a PVCu door with side windows to the rear elevation. Having a quality wood grain effect flooring, central heating radiator, coving to the ceiling and television point. The focal point of the room is an Italian marble fireplace housing a Dunsley Log Burning Stove.

### To the Gallered Landing

Having a central split level galleried landing with turned balustrades, ceiling lighting, coving and access to the loft void.

### Master Bedroom

14'10" x 8'11" (4.54m x 2.74m )

Having a PVCu double glazed window to the rear elevation enjoying a fine aspect and views, PVCu double glazed window to the side with views and PVCu glazed door to the balcony. Coving to the ceiling and light. Television point

### Dressing Area

6'7" x 6'11" (2.02m x 2.11m )

Having a PVCu double glazed window to the side elevation, fitted wardrobes and drawers with dressing table and eaves storage.

### Bedroom Two

13'3" reducing 10'1" x 9'3" reducing 6'7" (4.04m reducing 3.09m x 2.82m reducing 2.03m )

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

### Bedroom Three

7'10" extending 10'6" x 10'6" max (2.39m extending 3.22m x 3.21m max )

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

### Bedroom Four

7'10" x 7'11" (2.39m x 2.42m )

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

### Family Bathroom

9'4" x 7'1" (2.85m x 2.18m )

Having a luxury four piece suite comprising of a close couple WC, vanity hand wash basin, bath with panelled side having a mixer tap and a hand held attachment and shower enclosure having a thermostatically controlled shower. Complimentary wall panelling, recessed ceiling lighting, PVCu double glazed opaque window to the front elevation, Edwardian style heated towel radiator and vinyl flooring.

### Outside

Outside to the front a block paved driveway providing ample off road parking leading to the single garage with adjacent fore garden laid to lawn with well stocked borders. A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect with a fine panoramic views. Having a raised patio sun terrace immediately to the rear with steps down to a manicured lawn with established and well stocked borders.

### Garage

Having up and over door power and light.

### Area

15a Longstone Rise 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.

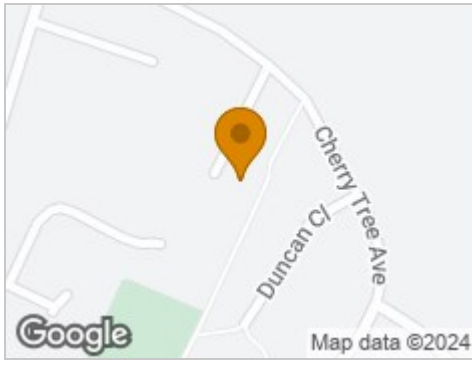
### Directional Note

From the Belper Branch of Home2sell proceed out of Belper along Chesterfield Road which becomes Far Laund and eventually take a left hand turn onto Appleton Drive. Take a right hand turn onto Cherry Tree Avenue and eventually left onto Longstone Rise where number 15a can be identified on the left hand side by our distinctive Home2sell for sale board.





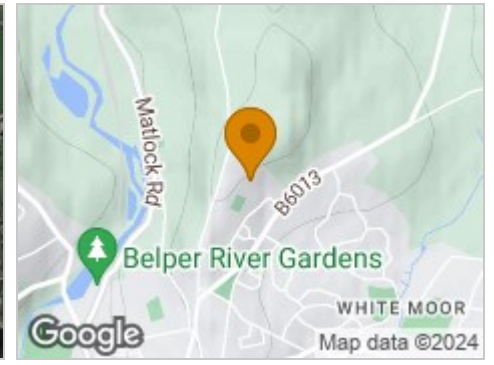
## Road Map



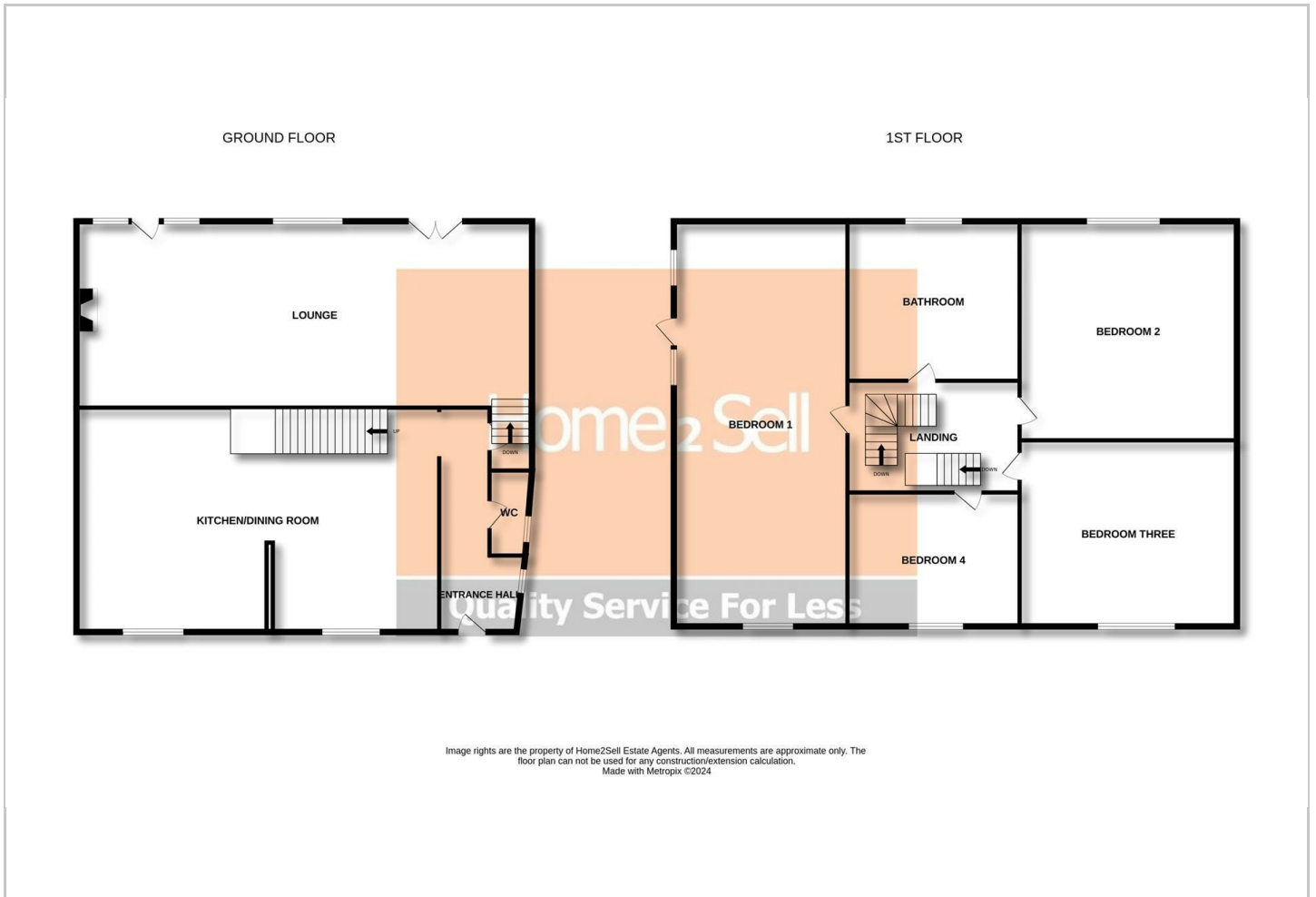
## Hybrid Map



## Terrain Map



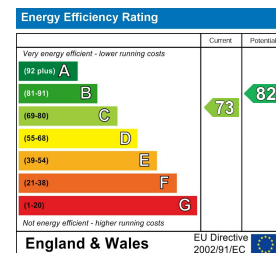
## Floor Plan



## 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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