

Home 2 Sell

Quality Service For Less



18 Pinewood Road

Belper, DE56 2TS

£349,950





Home2Sell are delighted to offer this gable fronted three bedroomed detached family house in a most popular and sought after area of Belper Derbyshire. The property represents an excellent opportunity for the discerning purchaser, looking to acquire a beautifully presented home offering superb versatile living accommodation. A recommended internal inspection will reveal an entrance hall, generous size lounge/dining room with bi fold doors to the rear garden aspect. Fitted kitchen and study/home office. To the first floor, three well proportioned bedrooms and a family bathroom having a three piece suite. Outside the property is positioned on a generous plot, being set back nicely behind a tarmac driveway offering ample off road parking leading to the integral garage and having adjacent lawn. Immediately to the rear there is a beautiful enclosed garden which enjoys a most pleasant aspect having a patio with steps down to the lawn. Viewing Essential.



### Entrance Hall

Having a storm porch canopy, the property is entered via a composite door with PVCu double glazed side panel, Karndean flooring, useful storage cupboard, central heating radiator and ceiling light. Stairs off to the first floor landing.

### Lounge

12'1" reducing 10'10" x 23'1" (3.69m reducing 3.32m x 7.06m )

Having double glazed bi fold doors to the rear garden aspect, two central heating radiators, PVCu double glazed window to the front elevation, wall mounted fire, television point and two ceiling lights. Wood grain effect flooring.

### Fitted Kitchen

9'1" x 9'6" reducing 8'0" (2.77m x 2.90m reducing 2.45m )

Having a fitted kitchen comprising of a range of base wall and matching drawer units with oak work surfaces over incorporating a Belfast sink with Swan neck mixer tap. Integrated electric fan assisted oven, four ring gas hob and extractor canopy over, space and plumbing for an automatic washing machine, space for a dish washer, wood grain effect flooring, PVCu double glazed window to the rear elevation, space for a fridge freezer and door to the study/home office.

### Study/Home Office

8'4" x 7'6" (2.56m x 2.31m )

Having a laminate flooring, PVCu door and window to the rear elevation, central heating radiator and courtesy door to the garage.

### To the first floor landing

Having access to the loft void, central heating radiator, airing cupboard housing the Worcester gas combination boiler which services the domestic hot water and central heating system. PVCu double glazed window to the side elevation and ceiling light.

### Bedroom One

11'5" x 12'0" (3.48m x 3.68m )

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

### Bedroom Two

10'11" x 11'5" (3.35m x 3.50m )

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

### Bedroom Three

7'10" x 5'10" extending 7'11" (2.39m x 1.78m extending 2.42m )

Having a useful storage cupboard with hanging space, PVCu double glazed 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 and electric shower over. Wood grain effect flooring, two PVCu double glazed windows to the rear elevation and central heating radiator.

### Outside

Outside the property is positioned on a generous plot, being set back nicely behind a tarmac driveway offering ample off road parking leading to

the integral garage and having adjacent lawn. Immediately to the rear there is a beautiful enclosed garden which enjoys a most pleasant aspect having a patio with steps down to the lawn.

### Garage

Having up and over door power and light.

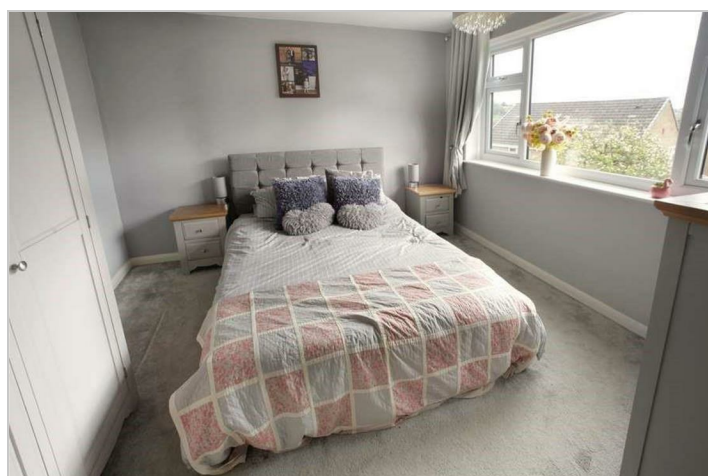
### Area

18 Pinewood Road 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.

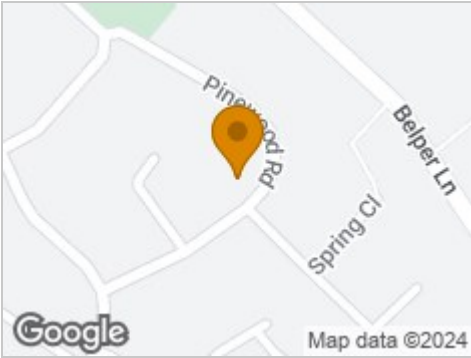
There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

### Directional Note

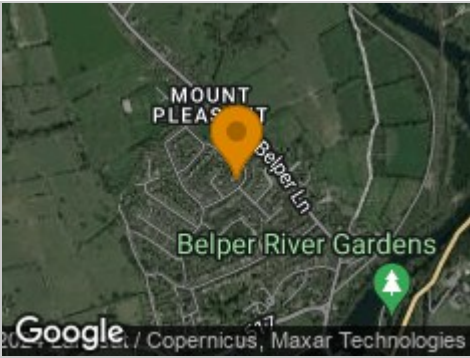
Leave Belper along the A6 North, Bridge Street, and turn left at The Triangle traffic lights. Proceed over Bridge Foot and take the right hand fork onto Belper Lane. Continue up the hill and take the second left hand turn onto Mount Pleasant Drive. Proceed to the top and turn right onto Knowle Avenue and right again onto Pinewood Road. Number 18 can be found on the right hand side, clearly identified by our distinctive Home2sell For Sale board.



Road Map



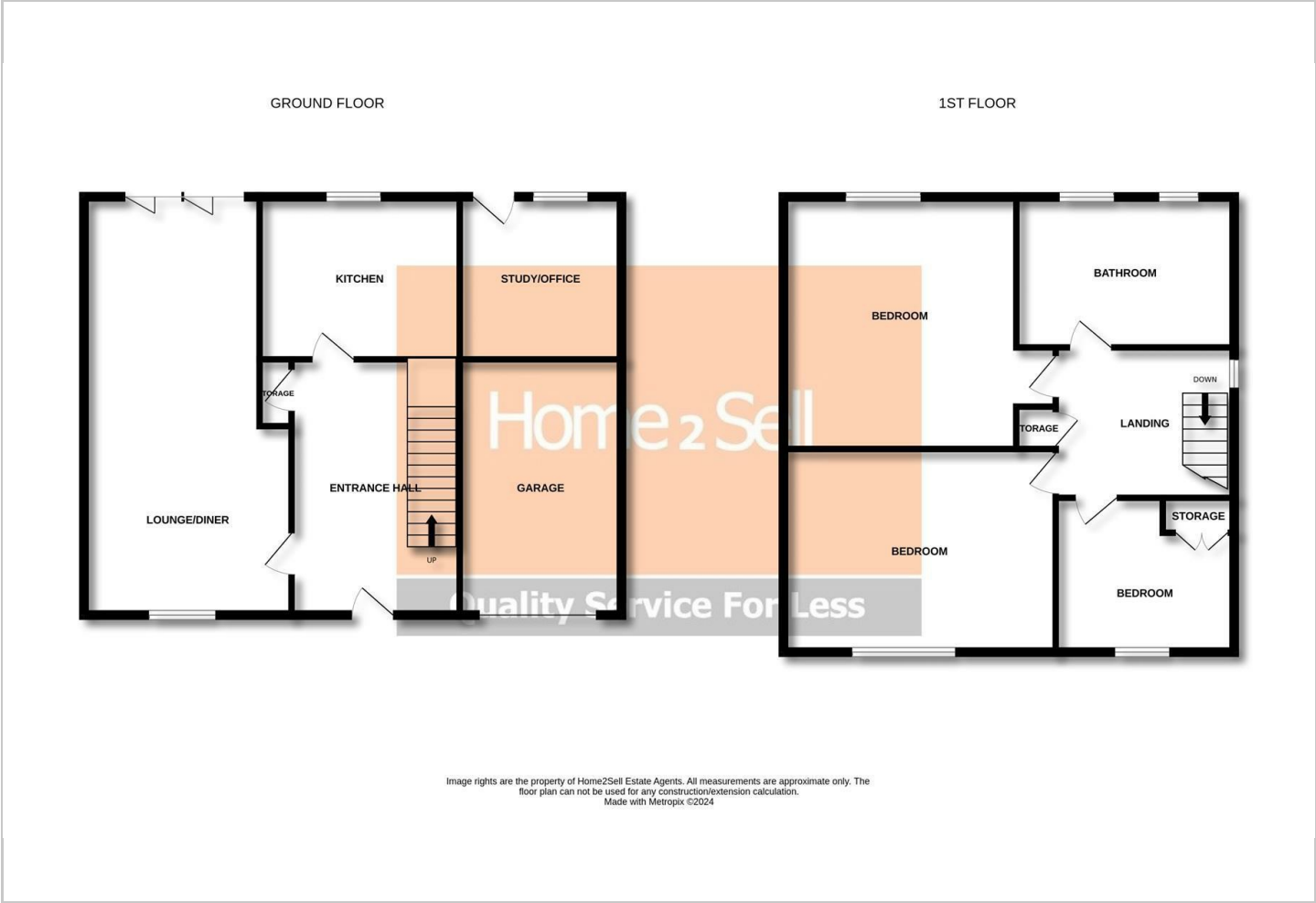
Hybrid Map



Terrain Map



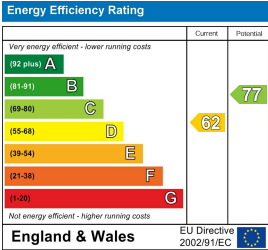
Floor Plan



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



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