

Home 2 Sell

Quality Service For Less



40 Ashop Road

Belper, DE56 0DP

£425,000



Occupying a popular and convenient location is this stylish and sympathetically extended gable fronted four bedroom detached residence, representing an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and superbly presented family home. Benefiting from a generous plot this spacious family home is beautifully presented throughout and has PVCu double glazing, under floor heating and gas central heating. The accommodation comprising in brief of Reception Hall, Guest Cloakroom WC, Lounge, Conservatory, Dining Room, Sitting Room and beautiful fitted Kitchen having built in appliances. The first floor landing, master bedroom with an en suite double shower room, three further well proportioned bedrooms and a luxury family bathroom. To the outside front there is a generous block paved driveway providing off road parking for several vehicles and a well stocked fore garden. A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect having a patio immediately to the rear with decking area and manicured lawn with lovely planted and raised borders and a pergola with decking terrace which is an ideal space for al fresco dining and entertaining. Solar panels included that generate approximately £1200 per annum in revenue. Viewing essential. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



### Reception Hall

The property is entered via a composite door having glazed inserts with matching PVCu double glazed side panels, laminate wood grain effect flooring, central heating radiator, useful under stairs storage cupboard, ceiling light and stairs off to the first floor landing.

### Guest Cloakroom WC

Having a two piece suite comprising of a close couple WC and a vanity hand wash basin, complimentary wall tiling, ceramic tiled flooring, central heating radiator and a PVCu double glazed opaque window.

### Dining Room/ Office

11'5" x 9'2" (3.48m x 2.81m )

Having a laminate wood grain effect flooring, PVCu double glazed window to the front elevation, central heating radiator, coving to the ceiling and light.

### Fitted Kitchen

12'2" reducing 6'11" x 17'10" reducing 8'9" (3.71m reducing 2.11m x 5.45m reducing 2.67m)

Having a modern beautiful fitted kitchen comprising of a range of base wall and matching drawer units with work surfaces over incorporating a stainless steel inset sink with chrome Swan neck mixer tap. Breakfast bar, PVCu double glazed window to the rear garden aspect, recessed ceiling lighting, space for an American style fridge freezer, wood grain effect laminate flooring, integrated automatic washing machine, integrated dishwasher, column radiator and a range cooker with extractor canopy over. Display cabinets, under unit lighting and space for a tumble dryer. PVCu door to the rear garden aspect.

### Lounge

12'0" extending 13'9" x 15'5" (3.66m extending 4.21m x 4.72m )

This generously proportion room has a PVCu double glazed window to the front elevation, wood grain effect flooring, wall mounted feature fire, television point, PVCu double doors to the conservatory, coving to the ceiling and light.

### Conservatory

18'9" x 8'9" max (5.74m x 2.69m max )

Being of PVCu sealed unit construction on a brick base with an with insulated roof. Wood grain effect flooring and under floor heating and French doors to the garden aspect. LED lighting and ceiling lighting.

### Sitting Room

10'0" x 13'10" (3.05m x 4.24m )

Having dual aspect PVCu double glazed windows to the front and rear elevations, under floor heating, coving to the ceiling, ceiling light and Television Point.

### To the first floor landing

Having a galleried landing with a PVCu double glazed window to the front elevation, central heating radiator, access to the loft void and an airing cupboard housing the BAXI gas central heating boiler which services the domestic hot water and central heating system.

### Bedroom One

11'11" x 11'0" reducing 8'10" (3.65m x 3.36m reducing 2.70m )

Having built in fitted wardrobes, PVCu double glazed window to the rear elevation, central heating radiator and ceiling light.

### Luxury En suite Shower Room

Having a three piece suite comprising of a close couple WC, vanity hand wash basin and a double shower cubicle with two thermostatically controlled rain heads, two hand held shower attachments and twin body jets. Complimentary wall tiling, PVCu double glazed opaque window to the rear elevation and ceramic tiled flooring.

### Dressing Area

4'3" extending 6'3" x 10'11" (1.30m extending 1.93m x 3.33m )

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

### Bedroom Two

13'9" x 10'0" (4.21m x 3.06m )

Having PVCu double glazed windows to the front and rear elevations, central heating radiator and ceiling light. Loft access.



### Bedroom Three

12'0" x 7'0" extending 9'11" (3.67m x 2.15m extending 3.03m )

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

### Bedroom Four

11'5" x 6'6" (3.49m x 2.00m )

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

### Luxury Family Bathroom

Having a three piece suite comprising of a close couple WC, vanity hand wash basin and a bath with panelled side and Triton electric shower over. PVCu double glazed opaque window, central heating radiator and ceiling light.

### Outside

To the outside front a there is a generous block paved driveway providing off road parking for several vehicles and a well stocked fore garden. A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect having a patio immediately to the rear with decking area and manicured lawn with lovely planted and raised borders and a pergola with decking terrace which is an ideal space for al fresco dining and entertaining.

### Detached Double Garage

Having one up and over door and one roller shutter door, power and light.

### Area

40 Ashop 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.

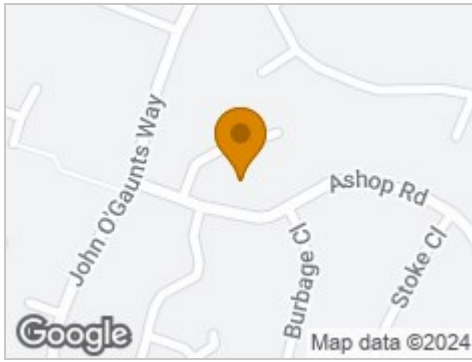
There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

### Directional Note

Leave the Home2sell Belper office proceeding beyond the Market Place along High Street which becomes Spencer Road. Turn right at the first mini island and left at the second onto Nottingham Road which becomes Kilbourne Road. Turn left at the mini island onto John O'Gaunts Way. Turn right onto Ashop Road where number 40 can be easily identified on the left hand side clearly identified by our distinctive Home2sell 'For Sale' board.



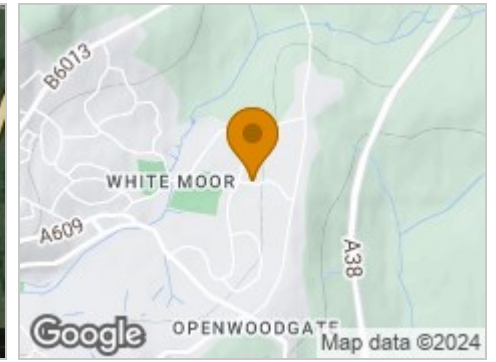
## Road Map



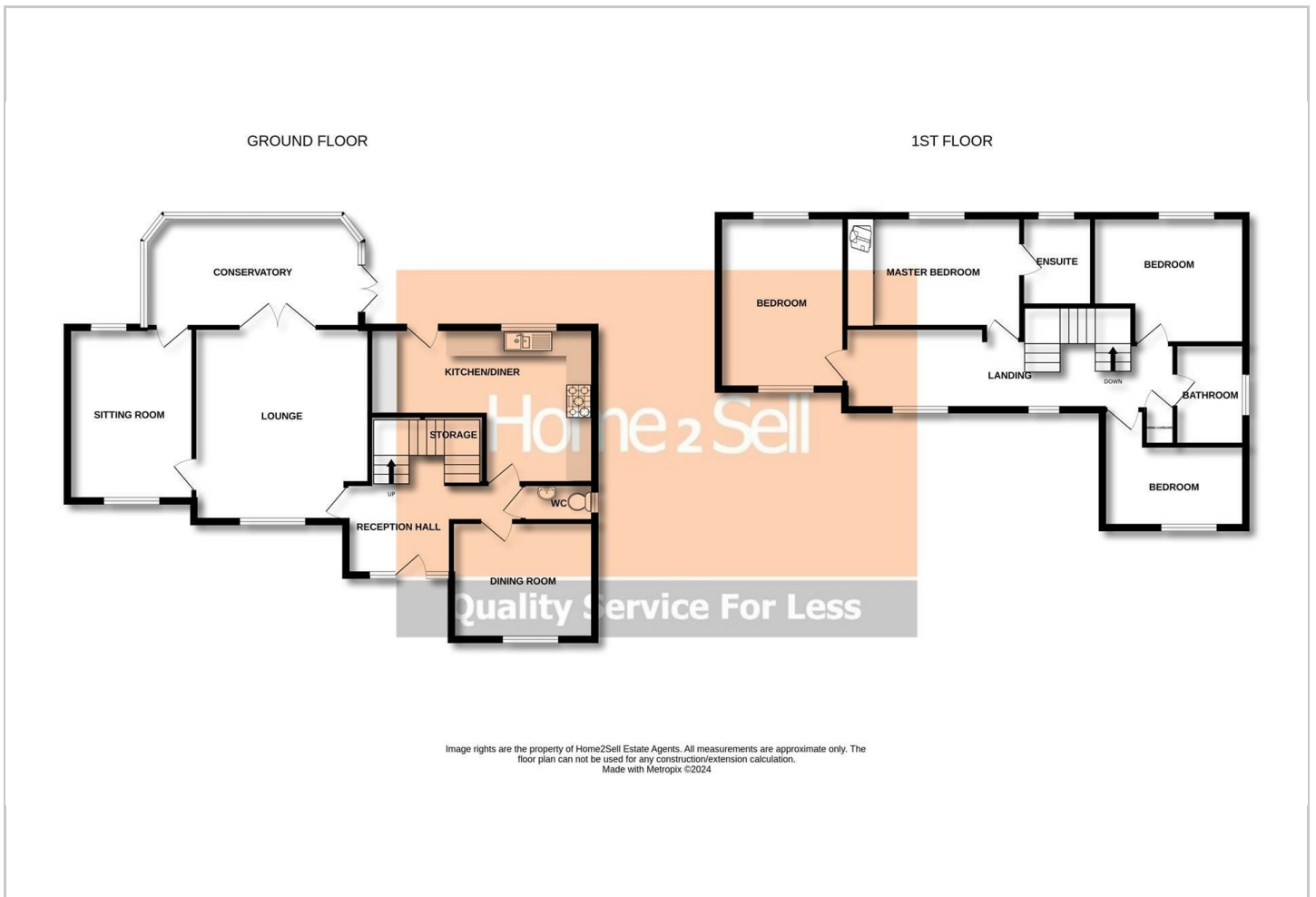
## Hybrid Map



## Terrain Map



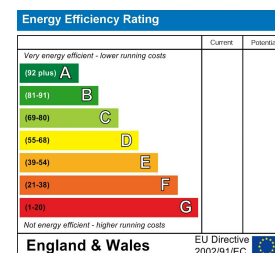
## Floor Plan



## 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



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