

Home 2 Sell

Quality Service For Less



213 Bargate Road

Belper, DE56 1ST

Guide Price £229,950

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Home2sell are delighted to offer this THREE bedroomed semi detached property with GARAGE in a popular and much sought after location of Belper Derbyshire. The property arguably offers some of the finest views locally which can only be truly appreciated when viewed. The PVCu double glazed (where state) and gas centrally heated accommodation comprises in brief of Entrance Hall, Open Plan Lounge Dining Room with feature gas fireplace, fitted kitchen and family bathroom having a three piece suite. To the first floor three very well proportioned bedrooms with the master enjoying the panoramic views. Outside the property is set back from the road behind a brick built wall with tarmac driveway providing ample off road parking and leading to the garage. To the rear a delightful garden laid mainly to lawn with mature raised borders and green house. Viewing Essential. NO CHAIN.

DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



### Entrance Hall

The property is entered via a PVCu door having glazed insert, PVCu double glazed window to the side elevation, walk in pantry with wooden window and wall mounted gas boiler which services the domestic hot water and central heating system. Central heating radiator, ceiling light and stairs off to the first floor landing.

### Open Plan Lounge Dining Room

23'3" x 9'4" extending 11'5" (7.10m x 2.85m extending 3.48m )

This generously proportioned room has a walk in PVCu double glazed window to the front elevation, two central heating radiators, coving to the ceiling, ceiling lighting and wall lighting and television point. The focal point of the room is a gas coal effect living flame fire set on a raised hearth with matching back drop and Adam style surround.

### Fitted Kitchen

12'1" x 8'3" (3.69m x 2.54m )

Having a traditional fitted kitchen with a range of base wall and matching drawer units with roll top work surfaces over incorporating a stainless steel one and a half sink drainer unit with chrome mixer tap. Integrated electric fan assisted double oven with four ring gas hob. Space and plumbing for an automatic washing machine and space for a fridge, central heating radiator, PVCu door to the side aspect having glazed inserts and a PVCu double glazed window to the rear elevation.

### Family Bathroom

Having a three piece suite comprising of a close couple WC, vanity hand wash basin and a bath with panelled side and electric shower over. Central

heating radiator and a PVCu double glazed window to the rear elevation.

### To the first floor landing

Having a PVCu double glazed window to the front elevation with views.

### Bedroom One

10'10" x 9'4" (3.31m x 2.86m )

Having a PVCu double glazed window to the front elevation enjoying a most fine aspect and views that can only be truly appreciated when viewed. Central heating radiator, fitted wardrobes and drawers, coving to the ceiling and light.

### Bedroom Two

9'4" x 9'11" (2.86m x 3.04m)

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

### Bedroom Three

9'6" x 6'9" (2.90m x 2.07m )

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

### Outside

Outside the property is set back from the road behind a brick built wall with tarmac driveway providing ample off road parking and leading to the garage. To the rear a delightful garden laid mainly to lawn with mature raised borders and green house.

### Single Garage

Having double doors.

### Area

213 Bargate Road is situated approximately one and a half miles 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 along Cheapside turning left on to Queen Street. Turn left on to Holbrook road and then becomes Bargate Road. Continue to the top of the hill where Number 213 will be located on the left hand side clearly identified by our distinctive Home2sell For Sale Board.



Road Map



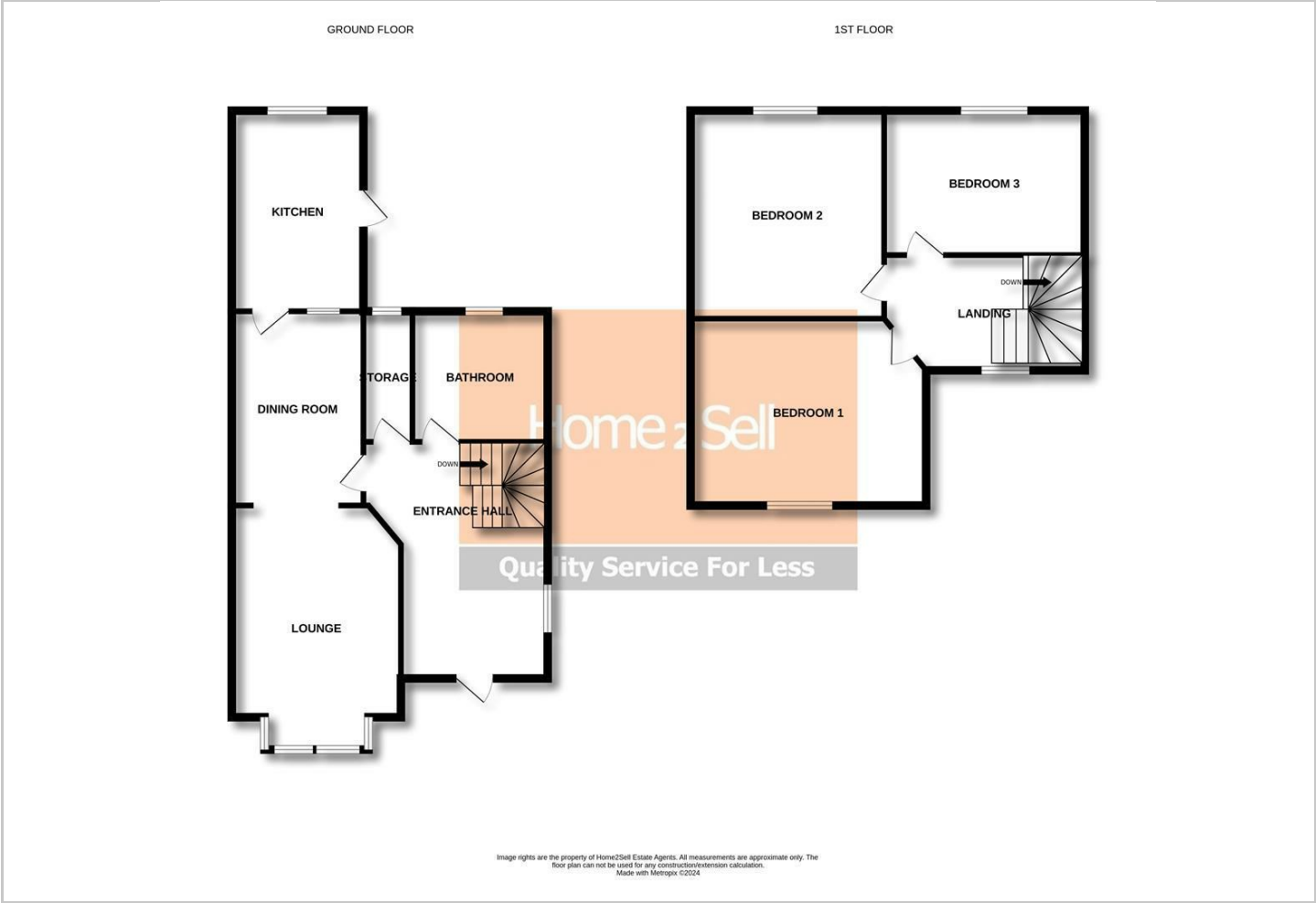
Hybrid Map



Terrain Map



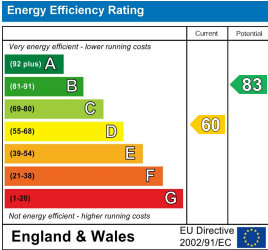
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.