

Home 2 Sell

Quality Service For Less



## 18 The Orchard

Belper, DE56 1DF

Offers Around £239,995



Home2sell are delighted to offer this two bedroom semi detached property situated within a highly sought after location within the heart of Belper. The property represents an excellent opportunity for the discerning purchaser looking to acquire a period property maintaining many original features. Benefitting from a generous lounge with fireplace, dining room with fireplace, fitted kitchen and useful traditional cellar. To the first floor landing are two generous bedrooms and a family bathroom. Outside to the front a fore garden having a brick and stone boundary wall. To the rear a delightful enclosed courtyard having gated access and raised border. Viewing Essential.



### Entrance Hall

Having a storm porch vestibule with tile floor, the property is entered via a PVCu door with glazed insert. electric wall mounted heater, coving to the ceiling and light.

### Sitting Room

13'10" max reducing 12'0" x 11'1" (4.22m max reducing 3.67m x 3.40m )

Having a walk in bay window to the front elevation, coving to the ceiling and light, wall lights and a gas coal effect living flame fire set on a raised hearth with matchig back drop and surround.

### Dining Room

10'10" x 12'4" (3.31m x 3.78m )

Having a PVCu double glazed window to the rear elevation, fitted cupboard and ceiling light. The focal point of the room is a recently installed fire.

### Kitchen

10'3" x 6'4" (3.14m x 1.95m )

Having a range of base wall and matching drawer units with roll top work surfaces over incorporating a stainless steel sink drainer unit with chrome mixer tap. Space for an automatic washing machine. Gas cooker and hob. PVCu door with glazed insert to the side access, PVCu double glazed window to the rear elevation. Vinyl flooring and ceiling light.

### Cellar

Being generous in proportion with light.

### To the first floor landing

Having access to the loft void.

### Bedroom One

14'11" x 12'1" (4.55m x 3.69m )

Having two PVCu double glazed sash windows to the front elevation, feature fireplace, electric wall mounted heater, coving to the ceiling and light.

### Bedroom Two

12'4" x 8'9" extending 9'7" (3.76m x 2.69m extending 2.93m )

Having an electric wall mounted heater, PVCu double glazed window to the rear elevation and ceiling light.

### Bathroom

Having a traditional three piece suite comprising of a close couple WC, vanity hand wash basin and a bath with panelled side. PVCu double glazed window to the rear elevation, electric storage heater, airing cupboard housing the domestic hot water tank and complimentary wall tiling.

### Outside

To the front a fore garden having a brick and stone boundary wall.

To the rear a delightful enclosed courtyard having gated access and raised borders.

### Area

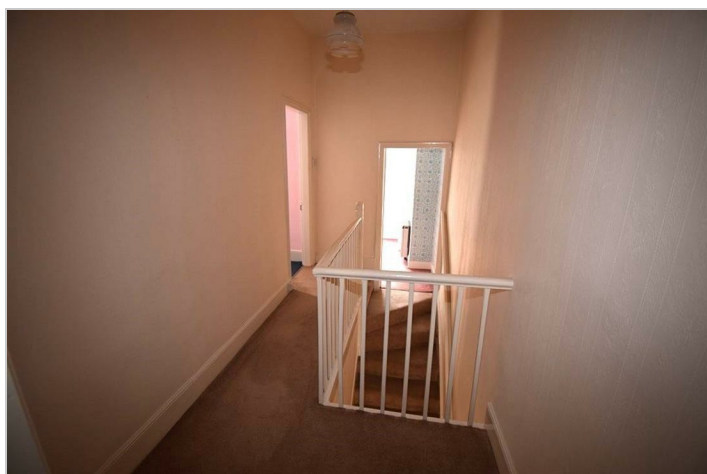
18 The Orchard is situated within easy walking distance from the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's outer ring road provides convenient onward travel to the major trunk roads and the

motorway network.

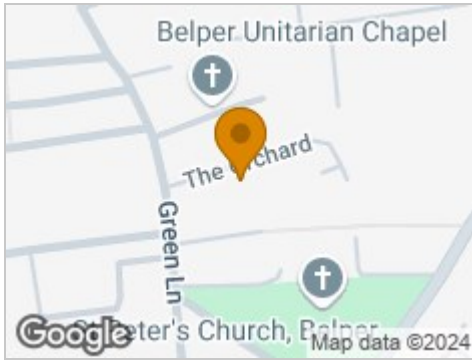
There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

### Directional Note

From our office Home2sell Belper Office proceed along the Market Place turning left into King Street then first right into Green Lane then take the right hand turn onto The Orchard. The property will be clearly identified by our distinctive Home2sell 'For Sale' board on the right.



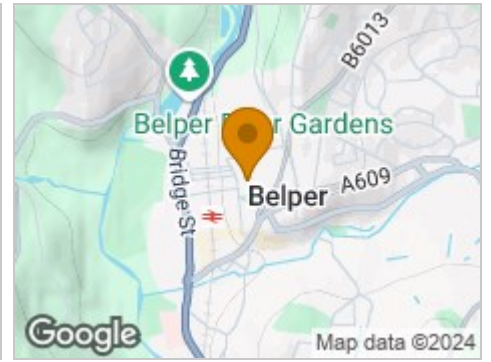
## Road Map



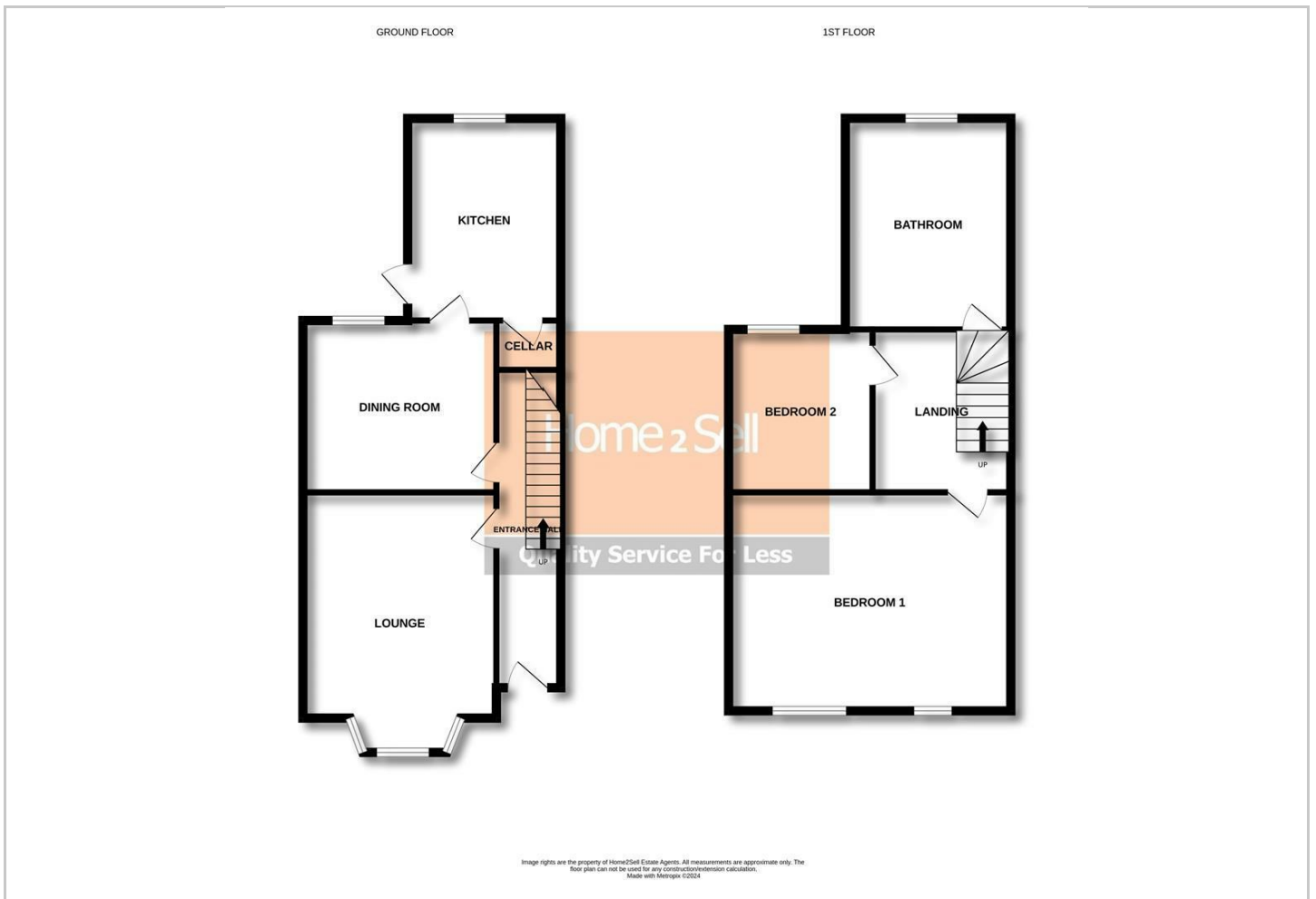
## Hybrid Map



## Terrain Map



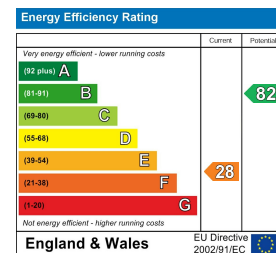
## Floor Plan



## 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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