



26 Burbage Close

Belper, DE56 0DW

Offers In The Region Of £200,000



Situated in a prominent position is this attractive brick built residence which represents an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and superbly presented two bedroomed family home. The property is constructed of brick beneath a tiled roof having off road parking and single detached garage. The property benefits from PVCu double glazing and gas central heating. A recommended internal inspection will reveal; Entrance Hall, lounge and fitted kitchen. To the first floor landing two well proportioned bedrooms and a family bathroom having a three piece. Outside to the front is a low maintenance garden laid to lawn with specimen tree having adjacent tarmac driveway providing ample off road parking having gated access to the garage. To the rear a lawn and pathway leading to a paved area. Viewing Essential. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Entrance Hall

Having a storm porch canopy the property is entered via a PVCu door, central heating radiator, ceiling light and stairs off to the first floor landing.

Lounge

8'4" x 12'3" (2.55m x 3.75m)

Having a PVCu double glazed window to the front elevation, central heating radiator, wall mounted electric fire and Television point.

Kitchen

12'4" x 7'3" (3.76m x 2.23m)

Having a fitted kitchen comprising of base wall and matching drawer units with roll top work surfaces over incorporating a sink drainer unit with hot and cold taps. Complimentary splash back tiling, space and plumbing for an automatic washing machine, space for a fridge, Wall mounted gas boiler which services the domestic hot water and central heating system. Breakfast bar, PVCu double glazed window to the rear elevation, PVCu door to the rear garden aspect, central heating radiator and ceiling light.

To the first floor landing

Access to the loft void and ceiling light.

Bedroom One

11'8" x 9'3" (3.58m x 2.82m)

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light. Cupboard housing the domestic hot water tank and cupboard with hanging space.

Bedroom Two

8'9" x 6'0" (2.69m x 1.83m)

Having a PVCu double window to the rear 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, PVCu double glazed opaque window, ceramic tiled flooring, complimentary part wall tiling and central heating radiator.

Outside

Outside to the front is a low maintenance garden laid to lawn with specimen tree having adjacent tarmac driveway providing ample off road parking having gated access to the garage. To the rear a lawn and pathway leading to a paved area.

Garage

22'2" max x 9'4" max (6.78m max x 2.86m max)

Having up and over door power and light. Courtesy door to the side.

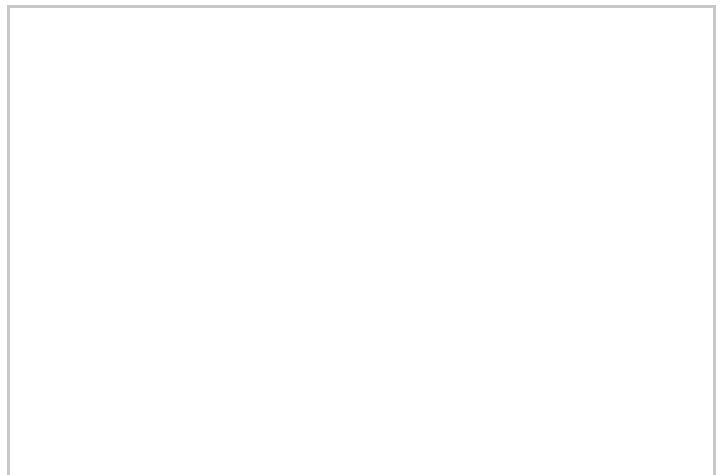
Area

26 Burbage Close is situated approximately a mile and a half 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.

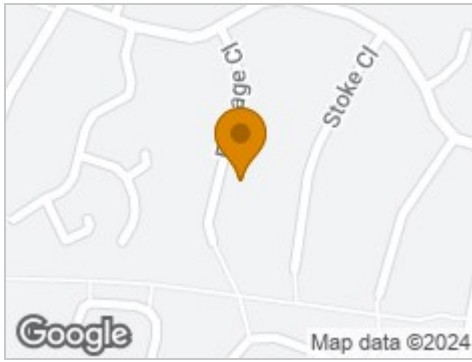
There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

Directional Note

From our Belper office of Home2sell proceed along the Market Place and onto Spencer Road. At the mini roundabout turn right, at the next mini roundabout turn left, at the next mini roundabout turn left onto Kilbourne Road. At the next mini roundabout turn left onto John O'Gaunts Way, continuing for some distance before turning right onto Ashop Road, then turn right onto Burbage Close where the property is situated on the right hand side and can be identified by our distinctive Home2sell For Sale Board.



Road Map



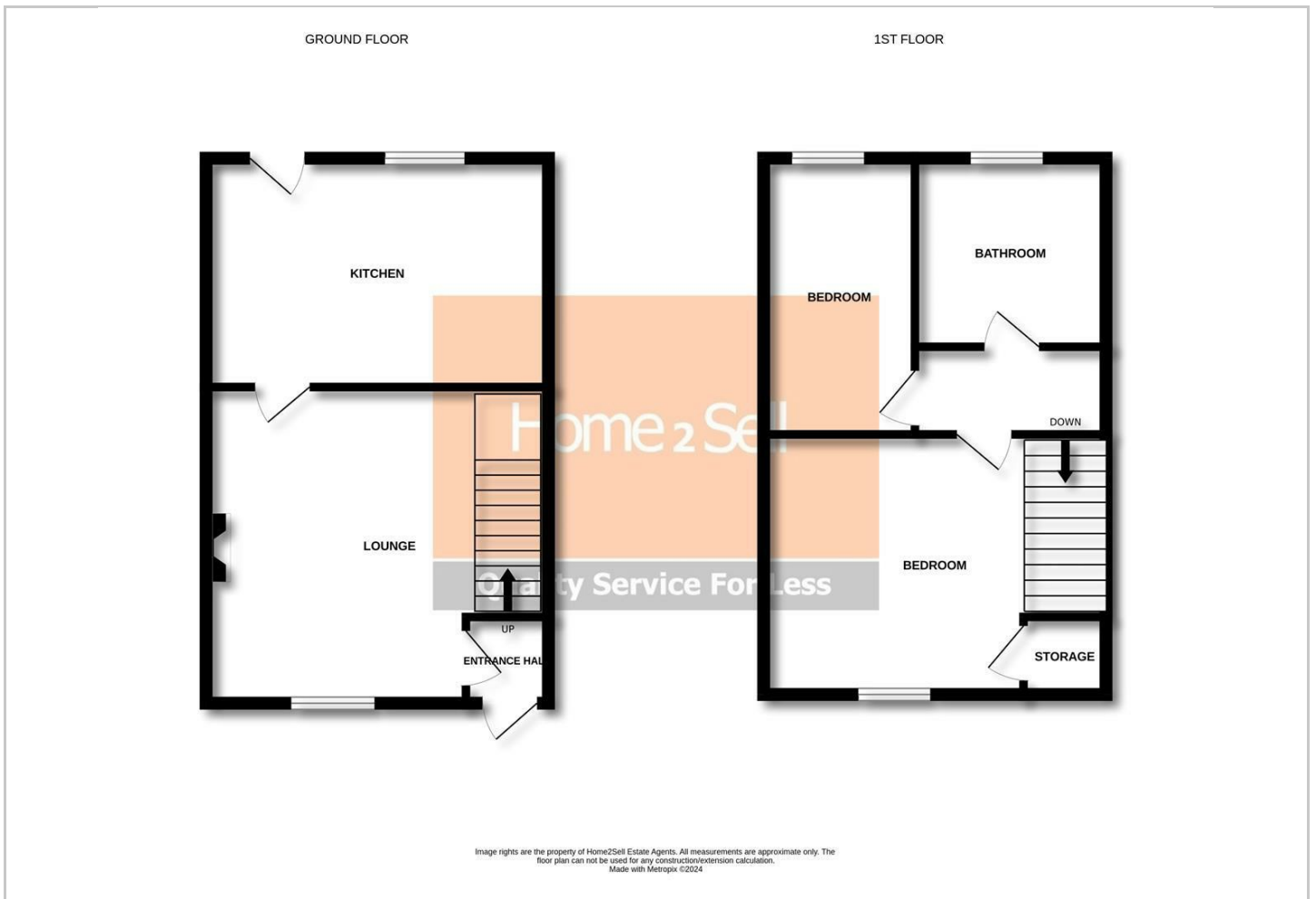
Hybrid Map



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.