

Home 2 Sell

Quality Service For Less



66 Cherry Tree Avenue

Belper, DE56 1FR

Offers Over £300,000



NO CHAIN. Occupying a popular and convenient location, is this highly stylish modern and appealing three bedroomed detached residence, representing an excellent opportunity for the discerning purchaser, looking to acquire an easy to manage and superbly presented family home. The property offers versatile living accommodation and is supplemented by sealed unit PVCu double glazing and a gas central heating system. A recommended internal inspection will reveal: Entrance Porch, lounge with feature fireplace, modern fitted Kitchen and formal dining room. To the first floor, the landing leads to a master bedroom, two further well proportioned bedrooms and an impressive family bathroom having a four piece suite. The property is situated on a beautiful generous plot, with landscaped gardens to the front and rear. Off road parking. VIEWING ESSENTIAL.



Entrance Porch

The property is entered via a PVCu door having glazed insert with a PVCu double glazed window to the side elevation. Having dado rail and half wood panelling, telephone jack point and ceiling light.

Lounge

21'7" reducing 18'8" x 11'10" extending 13'2" max (6.59m reducing 5.69m x 3.63m extending 4.02m max)

Having a PVCu double glazed window to the front elevation, coving to the ceiling and light, gas coal effect living flame fire set on a marble aggregate raised hearth with matching back drop and surround. Cupboard housing the gas boiler which services the domestic hot water and central heating system. PVCu French doors with matching side panels to the rear garden aspect, television point and ceiling light.

Kitchen

10'11" x 7'11" (3.34m x 2.42m)

Having a modern fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a one and a half sink drainer unit with Swan neck mixer tap, integrated gas NEFF four ring hob, NEFF electric oven, integrated fridge and freezer, complimentary splash back tiling, PVCu double glazed window to the rear garden aspect and PVCu door with glazed insert to the side elevation. Ceramic tiled flooring and ceiling light.

Dining Room

15'2" x 7'8" (4.64m x 2.34m)

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

To the first floor landing

Having access to the loft void, cupboard housing the domestic hot water tank.

Bedroom One

10'2" max x 12'7" max (3.10m max x 3.84m max)

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

Bedroom Two

8'2" max x 15'11" max (2.50m max x 4.86m max)

Having a PVCu double glazed window to the front elevation enjoying fine roof top views of the surrounding area, fitted wardrobe, central heating radiator and ceiling light.

Bedroom Three

8'9" reducing 4'4" x 6'3" x 9'1" (2.67m reducing 1.33m x 1.92m x 2.79m)

Having a PVCu double glazed window to the rear elevation, central heating radiator, fitted wardrobe with louvered doors and ceiling light.

Luxury Family Bathroom

Having a beautiful fitted bathroom having a four piece suite comprising of a concealed cistern WC and vanity hand wash basin with fitted cabinet, bath with panelled side and shower enclosure having an electric shower. Complimentary wall tiling, ceramic tiled flooring and recessed ceiling lighting. Ladder style heated towel rail, PVCu double glazed opaque window to the rear elevation and recessed ceiling lighting.

Outside

The property is set back from the road behind a pink

tarmacadam driveway providing ample off road parking with an adjacent well stocked and established planted border.

A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect having a patio directly to the rear with steps to the outbuilding. Having further patio sun terrace and timber decking area making an ideal space for el fresco dining and entertaining. The garden then gives way to a lawn with established and well stocked borders having a most interesting and varied section of plants shrubs and ornamental trees. To the top of the garden a timber garden shed.

Outbuilding

Being of brick construction having space and plumbing for automatic washing machine and tumble dryer.

Area

66 Cherry Tree Avenue 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

From our Belper office, proceed along the Market Place turning left onto Chesterfield Road, continue along Chesterfield Road, which becomes Laund Hill and then Far Laund, eventually taking a left-hand turn onto Appleton Drive and Right at the junction onto Cherry Tree Avenue. The property will then be found on the right hand side.



Road Map



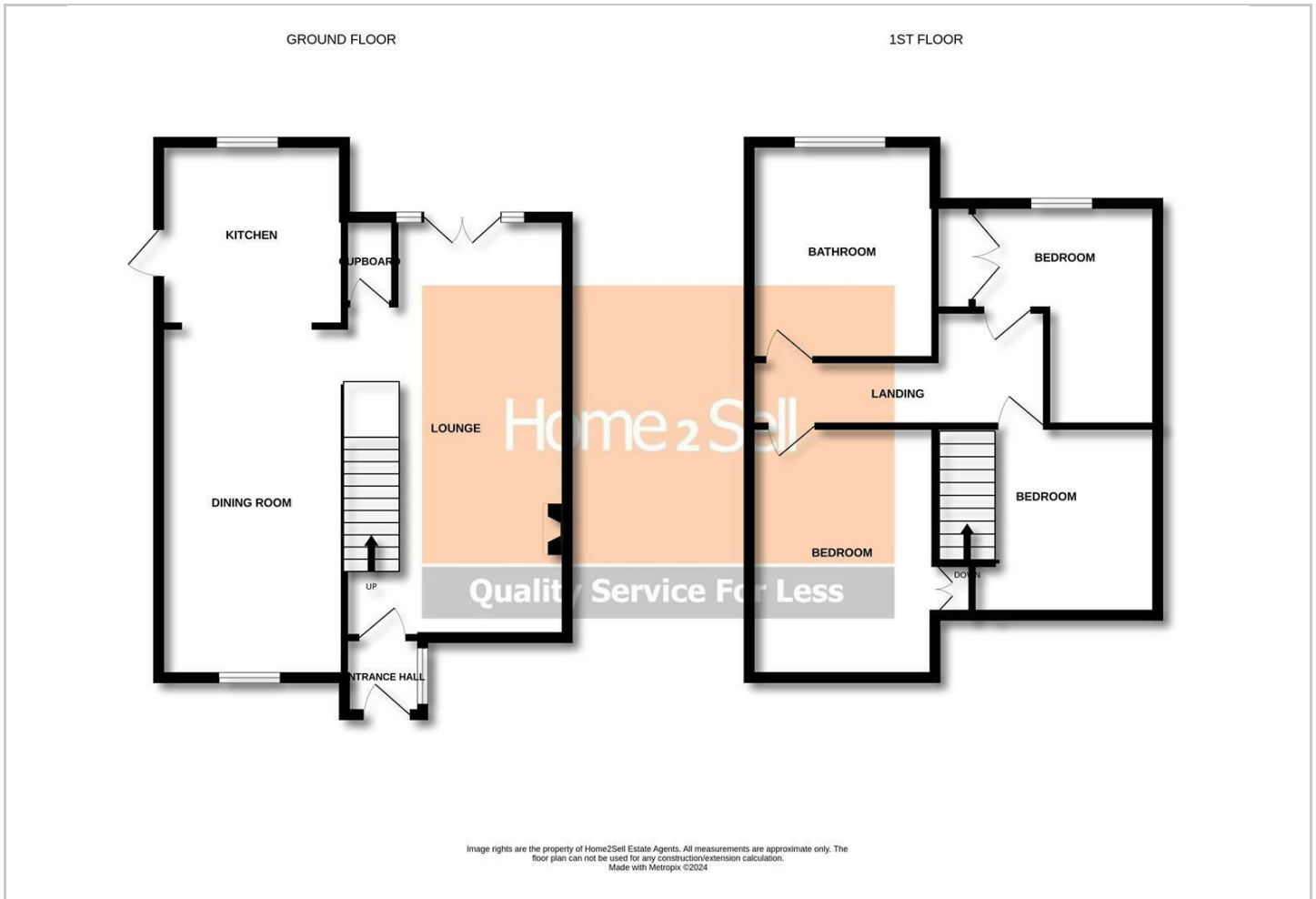
Hybrid Map



Terrain Map



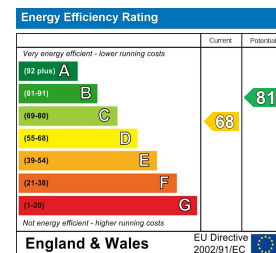
Floor Plan



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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