

Home 2 Sell

Quality Service For Less



49 Nailers Way

Belper, DE56 0HT

Offers Around £179,500



Occupying a popular and convenient location is this well maintained TWO DOUBLE bedroomed town house. The property has the benefit of double glazing and the living accommodation in brief comprises; entrance hall with stairs to first floor, lounge through diner, fitted kitchen with built in appliances and feature conservatory. The first floor landing leads to two double bedrooms and a bathroom with three piece suite. Viewing Essential. No Chain.



Entrance Hall

Having a door providing access, with carpet and stairs leading off to the first floor.

Kitchen

9'9" x 6'0" (2.96 x 1.84)

Appointed with a range of base cupboards, drawers and eye level units with a roll top work surface over incorporating a stainless steel sink drainer unit with mixer tap. Integrated oven and hob. There is plumbing for an automatic washing machine, PVCu double glazed window to the front elevation, cushion flooring and ceiling light.

Lounge

15'1" x 12'2" (4.60 x 3.70)

Having a central heating radiator, sliding doors to the conservatory, laminate wood grain effect flooring, useful under stairs store cupboard and double glazed window to the side elevation. Television point.

Conservatory

Being of PVCu construction above dwarf brick walls with PVCu double glazed doors to the garden aspect and laminate wood grain effect flooring.

To the first floor landing

Having access to the loft void.

Master Bedroom

9'11" x 10'0" to wardrobe max (3.03 x 3.06 to wardrobe max)

Having a PVCu double glazed window to the rear elevation with views over surrounding countryside. Central heating radiator and fitted mirrored wardrobes.

Bedroom Two

12'2" max x 8'4" (3.70 max x 2.53)

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

Bathroom

Having a three piece suite comprising of a bath with panelled side and electric shoer over, low flush WC and pedestal hand wash basin. Central heating radiator and opaque double glazed window to the side elevation.

Outside

To the front of the property is a fore garden laid mainly to lawn with flower bed to the side. Having pathway and gated access to the rear garden.

To the rear of the property is an enclosed garden with patio area, timber garden shed, lawn and low maintenance shale area. Timber fencing and mature hedge row to the boundaries.

Area

The property is situated within short commuting distance of Belper town centre, which offers an excellent range of amenities including local shops, schools, restaurants, leisure facilities and regular train and bus service. Derby City Centre lies approximately eight miles to the south and offers a more comprehensive range of amenities with superb motorway network connections.

Directions

Leave Belper along the Chesterfield Road, which becomes Laund Hill and then Far Laund. Eventually take a right hand turn onto Ashford Rise. Proceed to the bottom of Ashford Rise, past Tesco and turn left

onto Nailers Way. Number 49 can be clearly identified by our distinctive For Sale board.



Road Map



Hybrid Map



Terrain Map



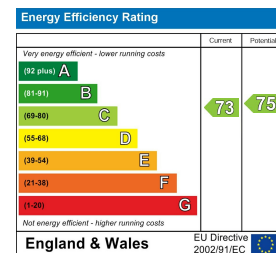
Floor Plan



Viewing

Please contact our Belper Lettings 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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