

Home 2 Sell

Quality Service For Less



51 John O' Gaunts Way

Belper, DE56 0DA

Offers Over £225,000



Home2Sell are delighted to offer For Sale this modern two bedroom property which represents an ideal opportunity for the discerning purchaser looking to acquire a versatile and well appointed accommodation, situated in a delightful position and enjoying a most pleasant aspect. Accommodation briefly comprising entrance porch, lounge having feature fireplace and media wall with oak and glass staircase, fitted dining kitchen with built in appliances. To the first floor landing two very well proportioned bedrooms and a luxury family bathroom having a three piece suite. To the front of the property ample off road parking and to the rear a delightful low maintenance enclosed garden with decking terrace and artificial lawn. Viewing highly recommended. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL..



Entrance Porch

The property is entered via a PVCu door having glazed inserts, wood grain effect laminate flooring and ceiling light.

Lounge

14'11" reducing 13'9" x 11'10" (4.56m reducing 4.20m x 3.62m)

Having a central heating radiator, PVCu sealed unit double glazed window to the front elevation, ceiling light and oak and glass staircase off to the first floor landing. Having a media wall and fitted living flame effect electric fire, fitted and cupboards and shelving, sound bar and television space. Recessed ceiling lighting and open plan to:

Fitted Kitchen Dining Room

14'10" x 9'6" (4.54m x 2.91m)

Having a beautiful and modern fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating an inset sink drainer unit chrome mixer tap. Integrated electric fan assisted oven with gas four ring hob and extractor over. integrated fridge and freezer, integrated dishwasher and space and plumbing for an automatic washing machine. Central heating radiator, wood grain effect flooring, recessed ceiling lighting, wooden door and window to the rear conservatory/utility.

Conservatory/Utility

Being PVCu sealed unit construction with polycarbonate roof system and PVCu door to the rear garden aspect. Having space for a tumble dryer and vinyl flooring.

To the First Floor Landing

Having a central heating radiator, recessed ceiling lighting, PVCu sealed unit double glazed window to the side elevation and access to the loft void.

Bedroom One

8'9" x 14'11" (2.67m x 4.55m)

Having two sealed unit double glazed PVCu windows to the front elevation, central heating radiator and ceiling light. The room has the benefit of built in fitted wardrobes with mirrored fronts.

Bedroom Two

7'9" x 9'1" (2.38m x 2.79m)

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

Bathroom

Having a modern three piece suite comprising of a close couple WC, vanity hand wash basin with fitted cabinet and a bath with panelled side and electric shower over. Having wood grain effect flooring, PVCu double glazed opaque window and a chrome ladder style heated towel rail.

Outside

To the front of the property ample off road parking and to the rear a delightful low maintenance enclosed garden with decking terrace and artificial lawn making an ideal space for el fresco dining and entertaining.

There is generous garden to the side as a potential building plot (subject to the necessary planning consent).

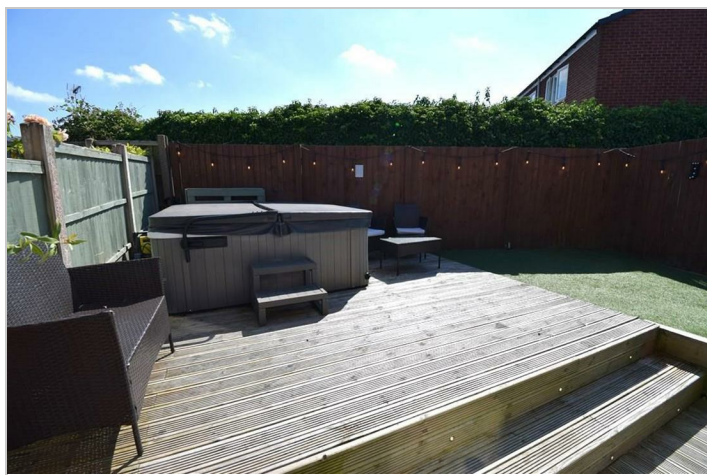
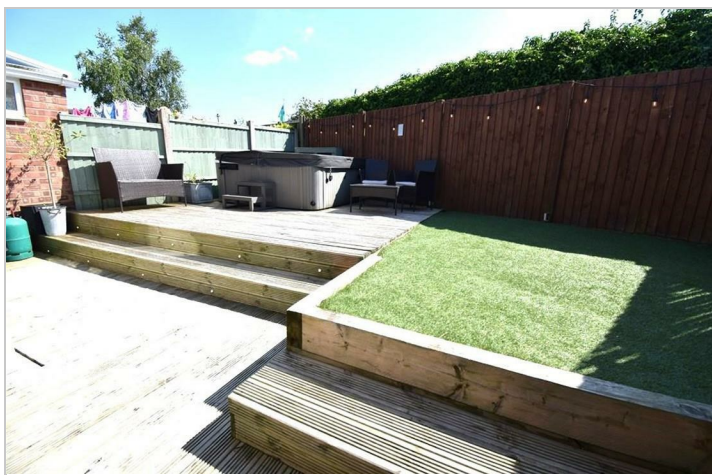
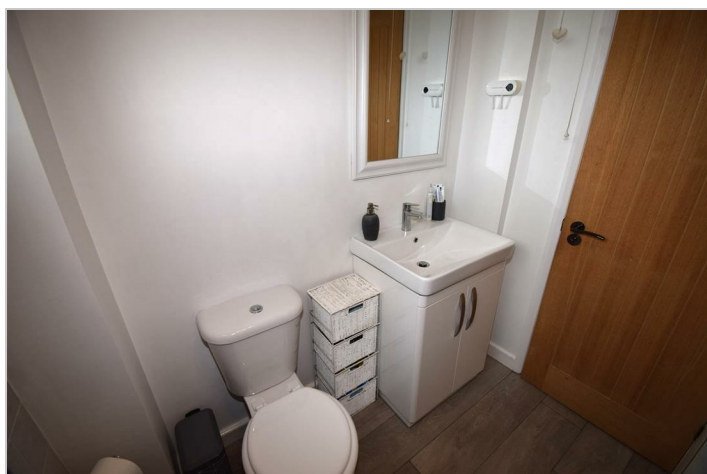
Area

51 John O Gaunts Way 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 Home2sell office continue through the Market Place and onto Spencer Road. At the mini roundabout at the end of Spencer Road, turn right and then at another mini roundabout turn left onto Kilbourne Road. Proceed to the next mini roundabout where taking a left will take you onto John O'Gaunts Way, the property can then be found on the left hand side.



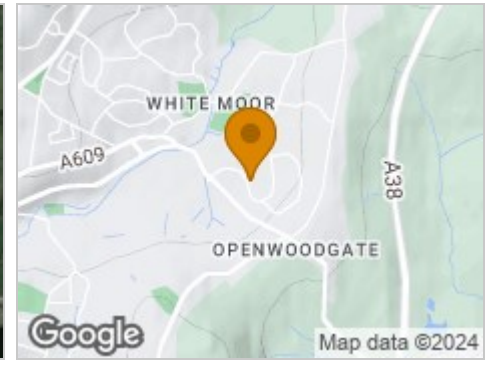
Road Map



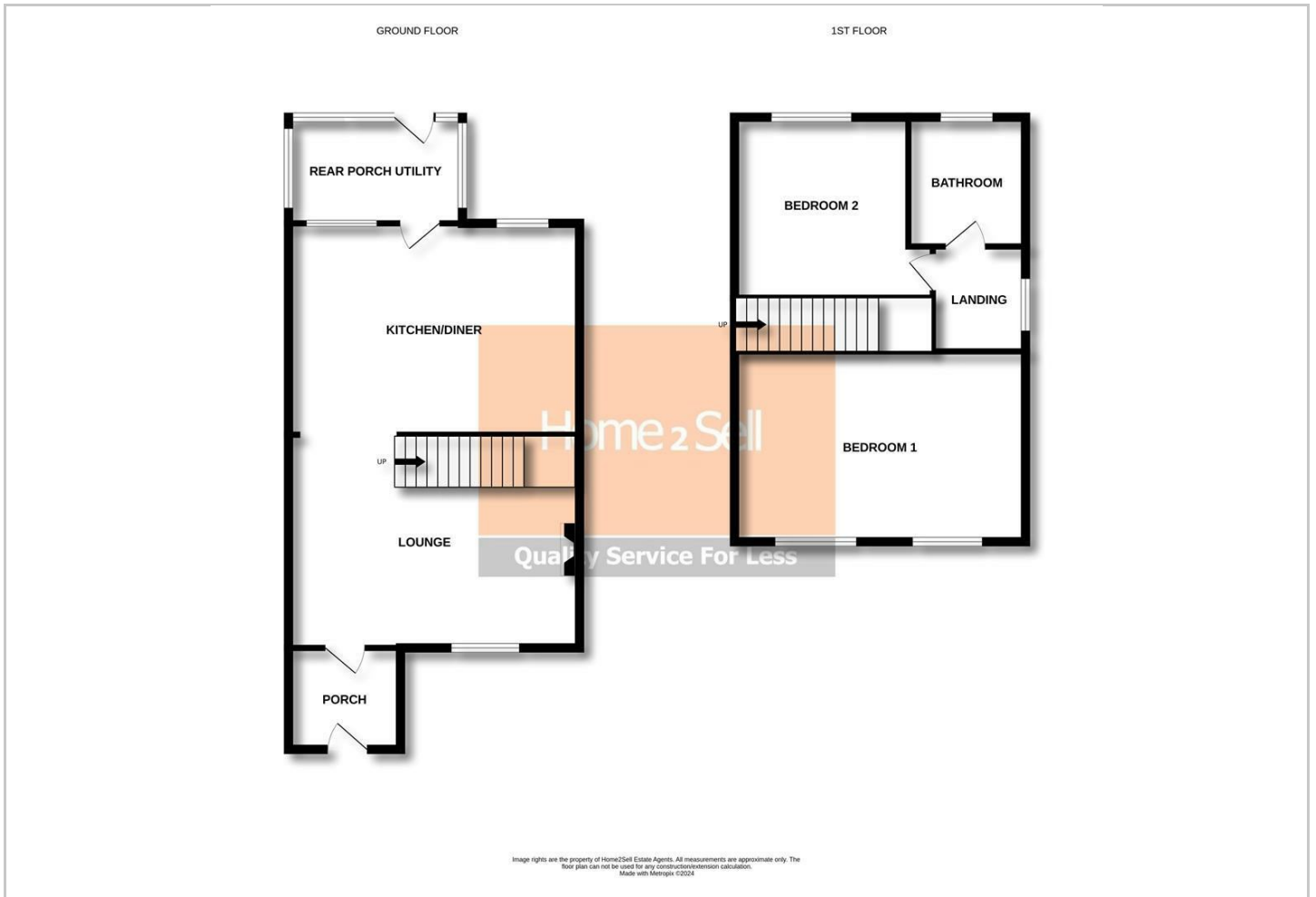
Hybrid Map



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



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.