

Home 2 Sell

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## 23 Marlborough Drive

Belper, DE56 1LB

£270,000





Home2sell are delighted to offer for sale this thoughtfully extended, three bedroom detached family residence enjoying a prominent cul de sac position, situated within a highly sought after residential location. The extended accommodation benefits in brief from full gas central heating; entrance hall, guest cloakroom WC, lounge with feature fireplace, separate dining room and an impressive fitted kitchen having built in appliances. To the first floor landing a master bedroom, two further well proportioned bedrooms and a luxury family bathroom having a four piece suite. Outside there is a low maintenance front garden, having a driveway providing off road parking and leading to the car port and single garage. To the rear a delightfully enclosed Southerly facing low maintenance garden with two tier patio making an ideal space for al fresco dining and entertaining. The property is situated within an established residential location within easy access to local schooling, shops and the sports centre. Viewing is essential to fully appreciate the spacious accommodation on offer.



### Entrance Hall

The property is entered via a PVCu door with PVCu double glazed side window, useful under stairs storage, ceiling light and stairs to the first floor landing.

### Guest Cloakroom WC

Having a two piece suite comprising of a close couple WC and a Roca vanity hand wash basin with built in storage. PVCu double glazed window to the side elevation.

### Fitted Kitchen

14'8" x 8'7" (4.49m x 2.63m )

Having a 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 mixer tap and fully integrated Bosch appliances which including a double oven, fridge and freezer, dishwasher and automatic washing machine. PVCu double glazed window to the rear elevation and kick plate heaters. Gas four ring hob with extractor over and cupboard housing the Gas fired hot air central heating system.

### Dining Room

8'10" r 7'9" x 14'0" (2.70m r 2.38m x 4.29m )

Having PVCu double glazed French doors to the rear garden aspect, wall mounted electric heater, two wall lights and ceiling light. Sliding doors lead to:

### Lounge

16'3" x 11'6" r 8'10" (4.96m x 3.52m r 2.71m )

This generously proportioned room has a PVCu double glazed window to the front elevation, sliding doors to the dining room, stone fireplace with feature log effect fire, television point and ceiling light.

### To the first floor landing

Having a PVCu double glazed window to the side elevation, useful storage cupboard housing the domestic hot water tank and further storage cupboard and access to the loft void.

### Luxury Family Bathroom

This impressive room has a four piece suite comprising of a close couple Roca WC, large Roca vanity hand wash basin with fitted cupboards and mirror with lighting, Large Roca corner bath and a separate tiled shower cubicle having an electric shower unit. Complementary fully tiled walls, double glazed opaque window to the rear elevation, extractor fan, electric shaver point, recessed ceiling lighting and a ladder style heated towel rail.

### Bedroom One

12'2" x 9'7" ex 11'6" (3.72m x 2.93m ex 3.51m )

Having a PVCu double glazed window to the front elevation with a wide range of fitted wardrobes, cupboards and drawers. Ceiling light.

### Bedroom Two

10'9" x 10'5" (3.30m x 3.20m )

Having a PVCu double glazed window to the rear elevation with a range of generous fitted wardrobes and vanity units. Ceiling light.

### Bedroom Three

8'2" x 7'4" (2.50m x 2.26m )

Having a PVCu double glazed window to the front elevation and ceiling light.

### Outside

Outside there is a low maintenance established tiered front garden having a variety of shrubs.

Driveway providing off road parking and carport with lighting and security light leading to the single garage. To the rear a delightfully enclosed low maintenance garden which enjoys a Southerly aspect with two tier patio, making an ideal space for al fresco dining and entertaining. The property is situated within an established residential location with easy access to local schooling, shops and the sports centre.

### Garage

16'11" x 8'2" max (5.16m x 2.50m max )

Having access doors to the front, PVCu side access door to the rear garden and a PVCu double glazed window. Power and light.

### Area

23 Marlborough Drive 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.

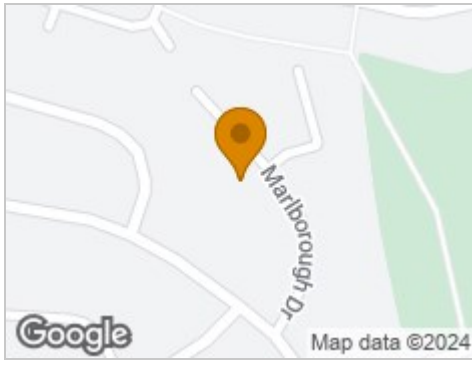
There is a train service from Belper to London St Pancras. The famous market town of Ashbourne, known as the gateway to Dovedale and the Peak District National Park, lies approximately 10 miles to the west.

### Directional Note

From the Belper office proceed through the Market Place, onto High Street and then onto Spencer Road, turn left onto Marsh Lane then turn right onto Dovedale Crescent continue towards the end of the road taking the third turning left on to Marlborough Drive. Where the property will be found on the left hand side.



## Road Map



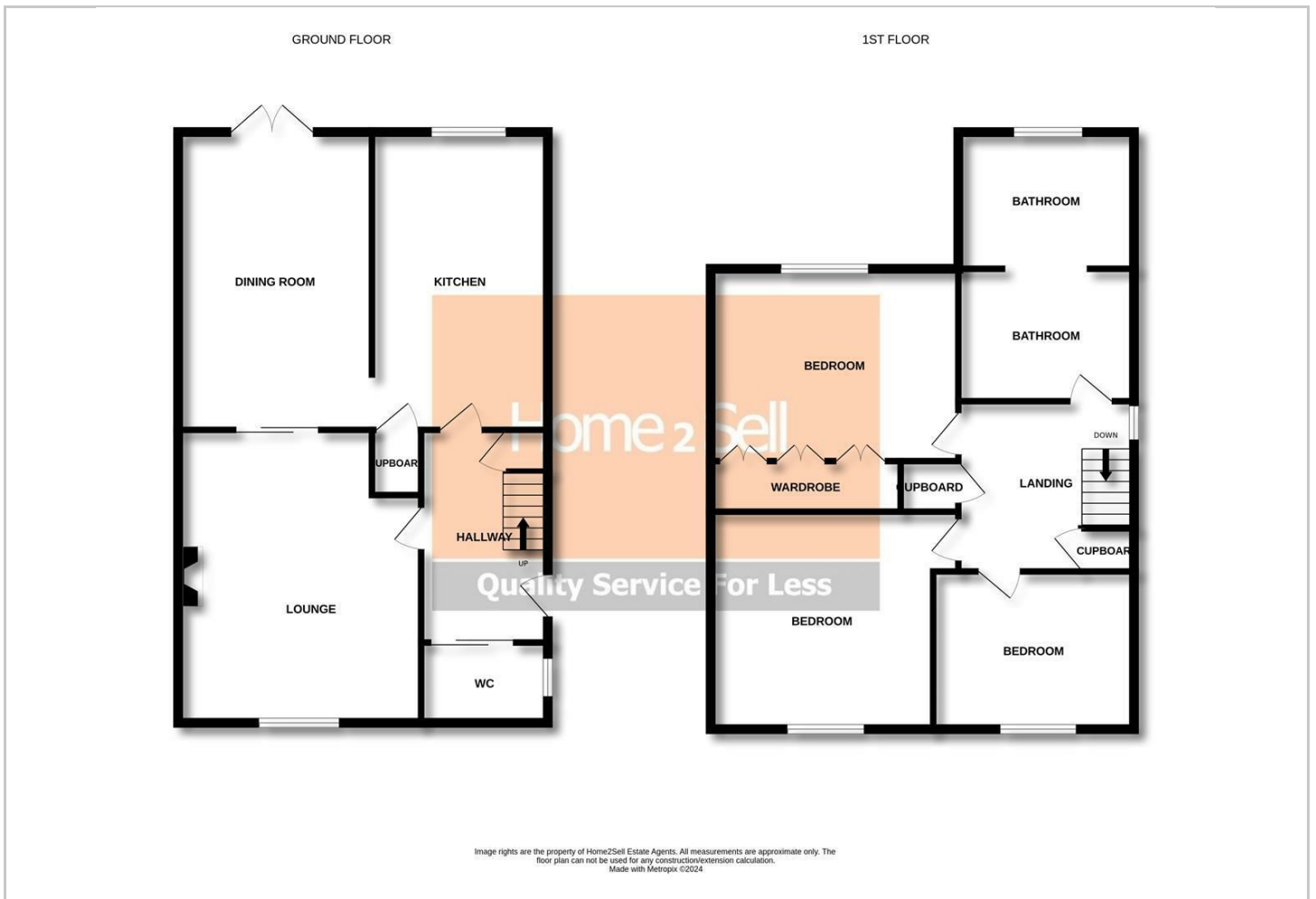
## Hybrid Map



## Terrain Map



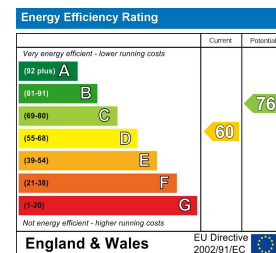
## Floor Plan



## 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



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