

Home 2 Sell

Quality Service For Less



6 Primary Close

Belper, DE56 1FU

Offers In The Region Of £325,000



Occupying a popular and convenient location within walking distance of Belper Town Centre is this stylish stone construction three/ four bedroom detached executive residence, representing an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and superbly presented family home. This spacious family home is beautifully presented throughout and has PVCu double glazing and gas central heating. The accommodation comprising in brief of entrance hall, guest cloakroom WC, open plan lounge dining room with feature fire place and fitted kitchen. To the first floor the landing leads to a master bedroom/bedroom two with built in wardrobes and drawers, two further well proportioned bedrooms and a family bathroom. To the outside there is a lovely low maintenance rear garden with tiered patio areas. Integral single garage and block paved driveway providing off road parking for several vehicles. NO UPWARD CHAIN. VIEWING HIGHLY RECOMMENDED.



Entrance Hall

Having an outside light the property is entered via a PVCu door with glazed insert, PVCu double glazed window to the side elevation, central heating radiator, ceiling light and stairs off to the first floor landing.

Guest Cloakroom WC

Having a two piece suite comprising of a close couple WC and a wall mounted hand wash basin. Ceiling light and complimentary splash back tiling.

Open Plan Lounge Dining Room

10'11" reducing 8'10" x 22'10" max (3.34m reducing 2.70m x 6.97m max)

This generously proportioned room has PVCu double glazed sliding doors to the rear garden access, PVCu double glazed window to the rear elevation, two central heating radiators, coving to the ceiling, two ceiling roses and lights. The focal point of the room is a gas living flame coal effect fire set on a raised marble hearth with matching back drop and surround. Television Point.

Fitted Kitchen

13'1" x 8'0" (4.00m x 2.45m)

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 chrome mixer tap. Having an integrated electric fan assisted oven with four ring gas hob and extractor over, space for a fridge, space for a freezer and space for a dishwasher. Quality vinyl flooring, kick plate heater, complimentary splash back tiling, ceiling light and PVCu door to the side access.

To the first floor landing

Having a PVCu double glazed window to the front elevation, ceiling light and access to the loft void.

Bedroom One / Two

20'9" x 10'10" reducing 6'7" (6.34m x 3.31m reducing 2.02m)

This master bedroom was previously two room and could easily be converted back if required.

Having an impressive fitted range of wardrobes, drawers and cupboards, two PVCu double glazed windows to the rear elevation, two central heating radiators, two ceiling lights one with fan.

Bedroom Three

8'0" x 11'4" (2.45m x 3.47m)

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

Bedroom Four

7'5" x 8'2" (2.28m x 2.50m)

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

Family Shower Room

Having a three piece suite comprising of a shower enclosure having a thermostatically controlled shower, wall mounted hand wash basin and a concealed cistern WC. Chrome ladder style heated towel rail and PVCu double glaze opaque window to the side elevation.

Outside

To the outside rear there is a lovely low maintenance rear garden with block paved tiered patios having establish mature borders with trees and planting.

To the front an Integral single garage and block paved driveway providing off road parking for several vehicles.

Integral Garage

Having up and over door, power and light.

Area

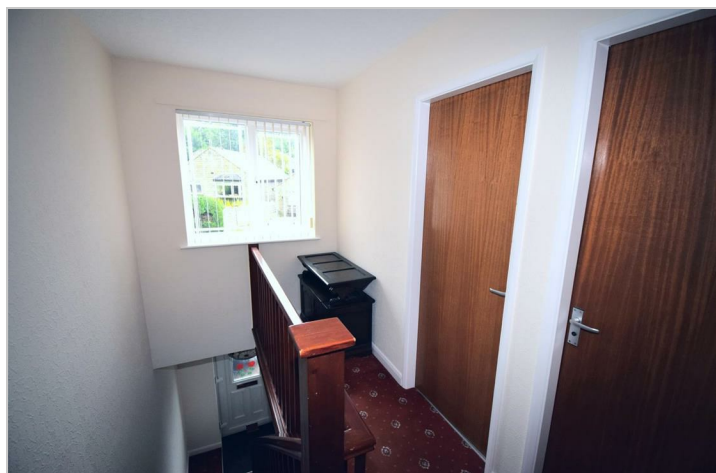
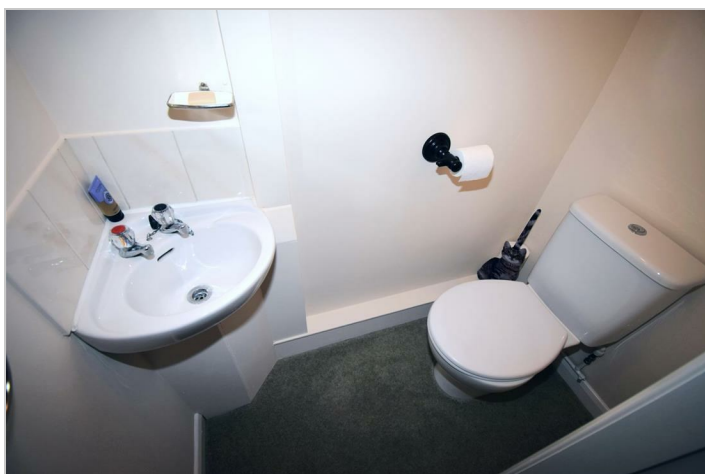
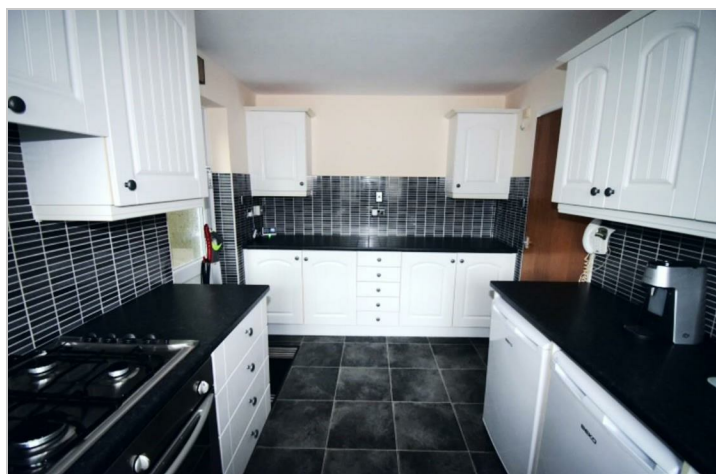
6 Primary Close is situated just a short walking distance from the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. 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 of Home2sell proceed along

New Road, continue through the Market Place onto High Street and take the first left on to Primary Close where the property can be easily identified on the left hand side of the cul de sac by our distinctive Home2sell For sale board.



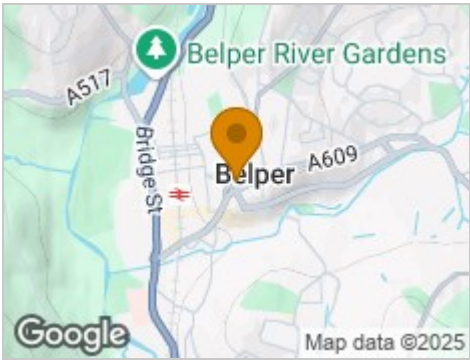
Road Map



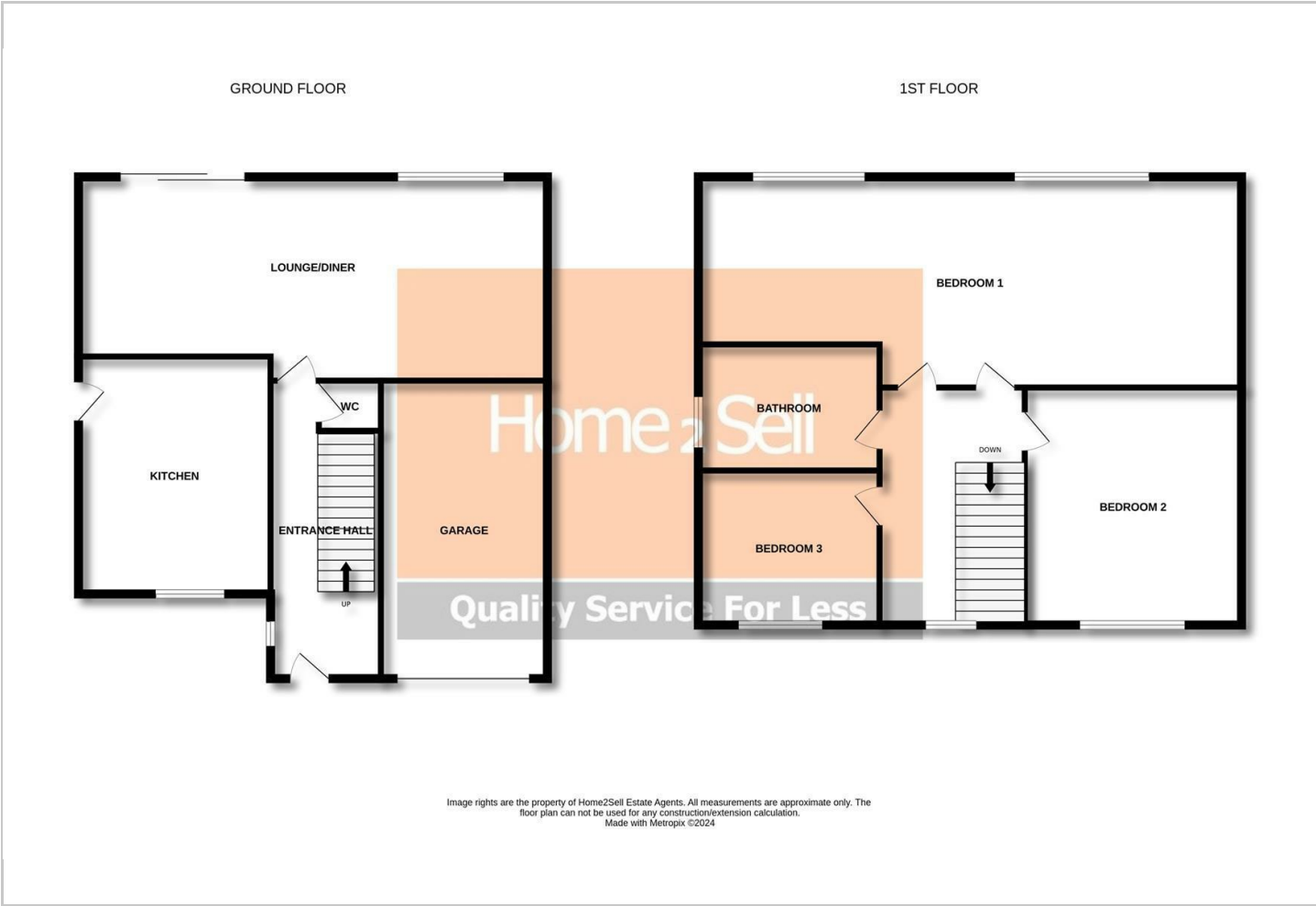
Hybrid Map



Terrain Map



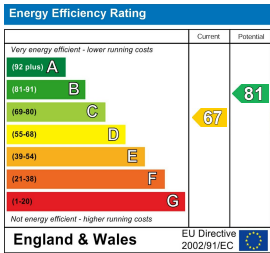
Floor Plan



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



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