

Home 2 Sell

Quality Service For Less



## 184 John O'gaunts Way

Belper, DE56 0DG

£175,000



Situated in a prominent position is this attractive brick built residence which represents an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and superbly presented two bedroomed family home. The property is constructed of brick beneath a tiled roof. The property is beautifully presented throughout and benefits from PVCu double glazing and gas central heating. A recommended internal inspection will reveal ; entrance hall, modern fitted kitchen, lounge with stairs off to the first floor. Two well proportioned bedroom and family bathroom shower room having a three piece suite. Outside to the front is a low maintenance garden and to the rear a tiered enclosed garden with patio, lawn and borders and a timber garden shed. Allocated Parking. Viewing Essential.



### Entrance Hall

The property is entered via a pathway leading to the front door having a storm porch vestibule with PVCu door. Central heating radiator.

### Kitchen

7'11" x 8'5" (2.43m x 2.57m )

Comprising of a range of base and eye level units with matching draws having a roll top work surfaces over incorporating a stainless steel bowl and drainer unit with mixer tap over. Having an integrated electric fan assisted oven with gas four ring gas hob and stainless steel extractor chimney over. Having space and plumbing for an automatic washing machine, space for a fridge freezer, wall mounted gas Glow worm boiler which services the central heating system and domestic hot water. Having ceramic tile flooring and central heating radiator, PVCu sealed unit double glazed window to the front elevation and ceiling light.

### Lounge Dining Room

15'5" x 8'8" extending 11'10" (4.72m x 2.65m extending 3.61m )

Having a PVCu sealed unit double glazed window to the rear garden aspect and PVCu door with double glazed inset to the rear elevation. Central heating radiator, television point and telephone jack point, with stairs off to the first floor landing.

### To the first floor landing

Having access to the loft void.

### Bedroom One

12'5" reducing 5'3" x 11'11" red 8'4" (3.80m reducing 1.61m x 3.65m red 2.56m )

Having a PVCu double glazed window to the rear

elevation, cupboard, central heating radiator and ceiling light.

### Bedroom Two

11'8" x 5'9" (3.56m x 1.77m )

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

### Family Bathroom

Comprising of three piece suite having corner low flush WC unit with pedestal hand wash basin having a chrome swan neck mixer tap over, bath with panelled side and having an electric Triton power shower over. Complimentary ceramic wall tiling and chrome ladder style heated towel rail, opaque PVCu double glazed window to the front elevation and ceiling light. Storage cupboard housing the domestic hot water tank.

### Outside

The property is set back from the road behind a front garden having a pathway leading to the front door.

To the rear of the property is a most delightful enclosed garden having a patio directly to the rear with raised lawn area having borders and timber garden shed.

### Area

184 John O Gaunts is situated approximately a mile and a half 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

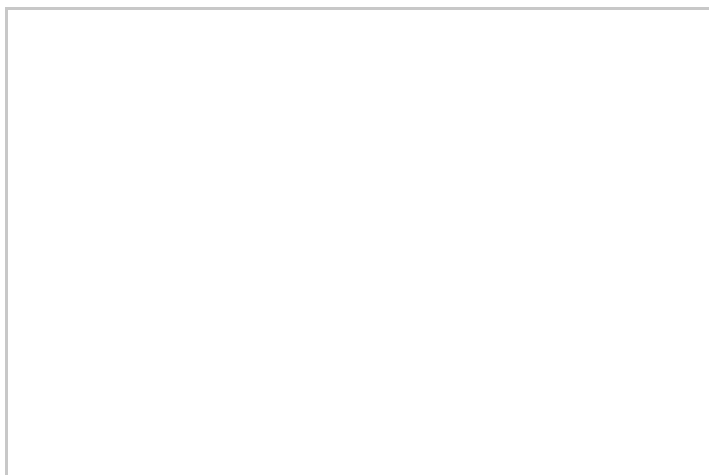
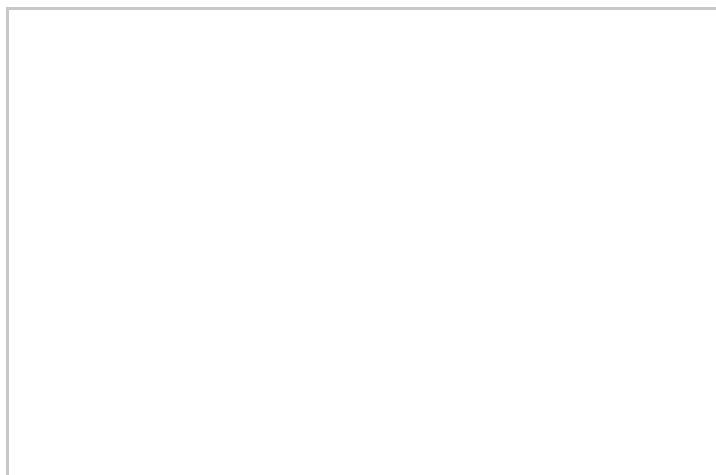


motorway network.

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 branch of Home2sell proceed along New Road, continue up onto the Market place, High Street and then onto Spencer Road. At the mini island turn right onto Short Street and at the second mini island turn left onto Nottingham Road, which becomes Kilbourne Lane. Turn left at the roundabout onto John O" Gaunts Way, then continue for approximately half a mile where 184 can be found on the right hand side as clearly identified by our Home2sell For Sale Board.



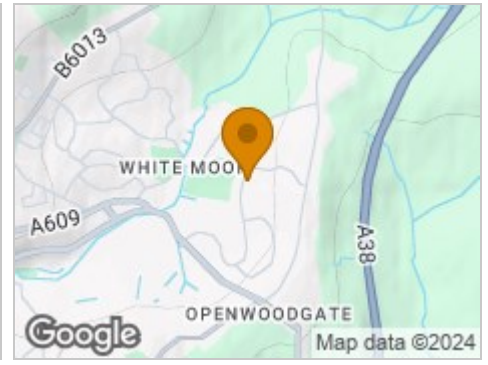
## Road Map



## Hybrid Map



## Terrain Map



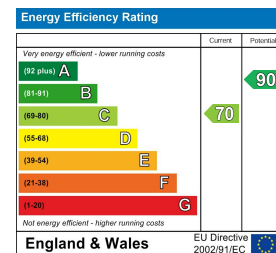
## Floor Plan



## 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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