

Home 2 Sell

Quality Service For Less



5 Marston Close

Belper, DE56 1TP

Offers Over £150,000



Home2sell are delighted to offer this modern two bedroomed townhouse located in a quiet cul de sac position within a highly desirable modern development. The property benefits from gas central heating and PVCu double glazing, good size PVCu conservatory and it's own private parking and garden to rear. Offered with vacant possession and no forward chain. Viewing Essential. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Entrance Hall

Having a storm porch with a PVCu door having glazed insert. Having a central heating radiator.

Kitchen

8'6" x 7'10" (2.60 x 2.39)

Having a fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a stainless steel sink unit with single drainer, mixer tap and ceramic tiled splash backs, space and plumbing for an automatic washing machine, fridge freezer, fitted electric oven, built in four ring hob with extractor hood over, PVCu double glazed window to the front elevation and wall mounted electric fan heater.

Lounge/Diner

15'5" x 11'9" (4.70 x 3.59)

The focal point of the room is a wall mounted gas fire. Having PVCu double glazed doors to the conservatory, telephone point, coving to the ceiling and light and stairs off to the first floor landing.

Conservatory

9'0" 9'2" (2.74 2.80)

Having a brick base with PVCu sealed unit construction above, polycarbonate roof and ceiling fan. PVCu French doors to the rear garden aspect.

To the first floor landing

Having access to the loft void.

Bedroom One

12'5" x 11'11" into the fitted wardrobes (3.78 x 3.63 into the fitted wardrobes)

Having a PVCu double glazed window to rear, central heating radiator, fitted wardrobes housing a

wall mounted gas boiler serving the heating system and domestic hot water.

Bedroom Two

11'8" x 5'7" (3.56 x 1.70)

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

Bathroom

Being fitted with a three piece suite comprising of a bath with panelled side, pedestal hand wash basin and low level flush WC.

Tile splash backs, extractor fan, shaver point, PVCu opaque window to the front elevation, central heating radiator and airing cupboard.

Outside

To the front of the property is a gravelled front garden with a pathway leading to the entrance door. To the rear of the property is a private and enclosed garden which is mainly laid with paving and a pebble. A gate to the rear where there is a driveway which has parking for one vehicle.

Area

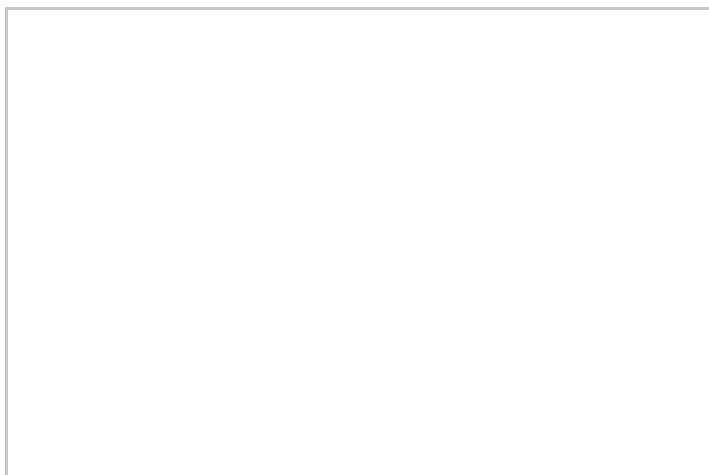
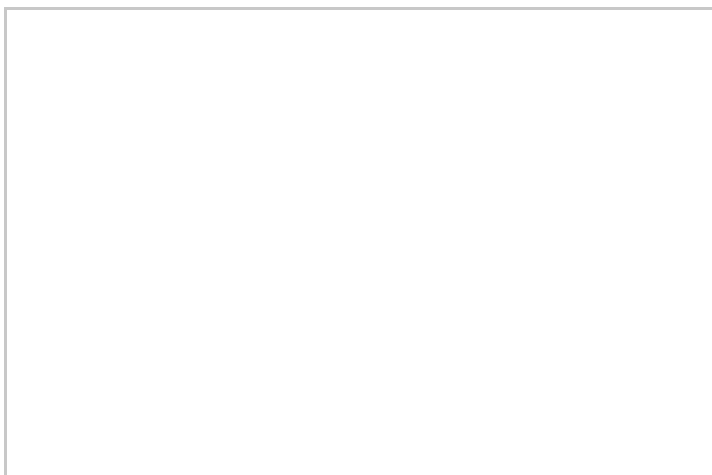
5 Marston Close is situated approximately a mile from the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's 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 office proceed along the Market Place, turning left onto Chesterfield Road. Continue along this road, which becomes Laund Hill and then Far Laund, eventually taking a right-hand turn onto Ashford Rise, first left onto Edensor Drive and first left again onto Marston Close and the property will be found on the left-hand side.



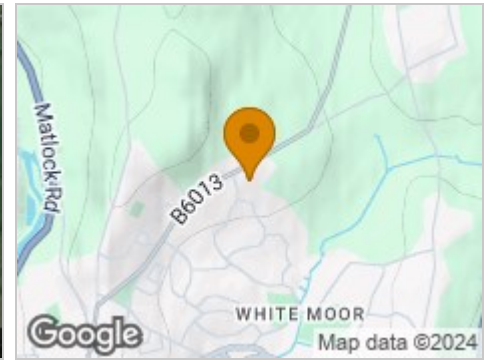
Road Map



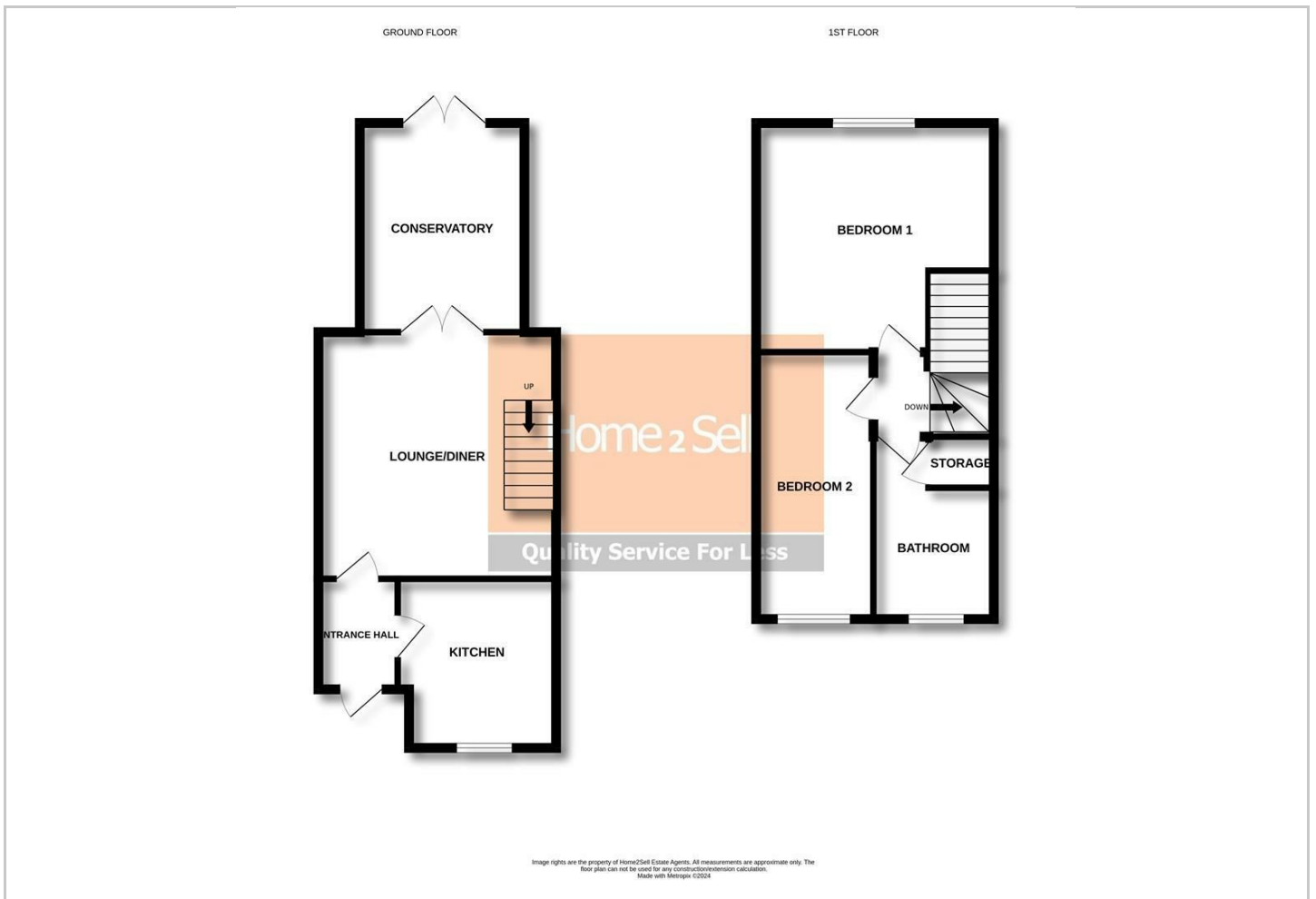
Hybrid Map



Terrain Map



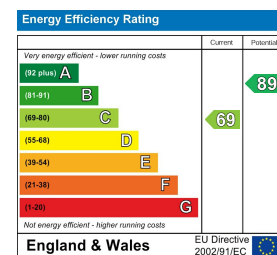
Floor Plan



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



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.