

Home 2 Sell

Quality Service For Less



76 Marsh Lane

Belper, DE56 1GS

Offers Around £225,000



Home2sell are delighted to offer this traditional two bedroom terrace property which is situated on Marsh Lane in the highly desirable location of Belper. The property has PVCu double glazing (where stated) and gas central heating and in brief comprises of: Lounge, dining room and modern fitted kitchen. To the first floor landing two well proportioned bedrooms and a family bathroom having a three piece suite. Having stairs off the first floor landing leading to a versatile loft room. Outside the property is set back from the pavement by a walled fore garden. A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect having a balcony immediately to the rear with railings. With steps to an Indian flagstone terrace making an ideal place for el fresco dining and entertaining. The generously sized garden has lawns, stocked borders, kitchen garden, timber garden shed and green house. Viewing Essential. NO CHAIN. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Lounge

12'3" x 10'6" extending 11'8" (3.74m x 3.21m extending 3.58m)

The property is entered via a PVCu door having glazed inserts and window above, PVCu double glazed window to the front elevation, central heating radiator, dado rail and television point. Feature fireplace, coving to the ceiling and light.

Dining Room

10'2" extending 11'8" x 12'2" (3.10m extending 3.58m x 3.72m)

Having useful under stairs storage, Aluminium double glazed window to the rear elevation, central heating radiator, coving to the ceiling and light. Having a feature inset fireplace with tile back drop and raised hearth with wooden surround.

Kitchen

11'5" x 6'6" (3.50m x 1.99m)

Having a modern fitted kitchen comprising of a of a range of base wall and matching drawer units with roll top work surfaces over incorporating a sink drainer unit with chrome Swan neck mixer tap. Having a NEFF four ring gas hob with stainless steel extractor canopy over, NEFF electric fan assisted oven, space for an American style fridge freezer, space and plumbing for an automatic washing machine. Complimentary splash back tiling, under unit lighting, PVCu double glazed window to the side elevation and PVCu double doors to the rear garden aspect. Ceramic tiled flooring and ceiling light.

To the first floor landing

Recessed ceiling lighting, door to loft stair access.

Bedroom One

12'3" x 10'7" extending 11'9" (3.74m x 3.23m extending 3.60m)

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

Bedroom Two

10'0" x 7'6" extending 8'9" (3.07m x 2.31m extending 2.67m)

Having a PVCu double glazed window to the rear elevation, central heating radiator and ceiling light . Useful under stairs storage recess.

Loft

10'8" x 15'3" max (3.27m x 4.66m max)

Having a staircase into a attic room having two Velux style windows, central heating radiator and ceiling light.

Family Bathroom

This generously proportioned room has a three piece suite comprising of a vanity hand wash basin with fitted cabinet, ceramic hand wash basin and chrome mixer tap. close couple WC and P shaped bath with thermostatically controlled shower having rain head and hand held attachment. Wood grain effect tile flooring, central heating radiator, PVCu double glazed opaque window to the rear elevation. Ceiling light and airing cupboard housing the Worcester gas boiler which services the domestic hot water and central heating system.

Outside

The property is set back from the road behind a forecourt with brick wall boundary.

A special feature of the sale is the delightful rear

garden which enjoys a most pleasant aspect having a balcony immediately to the rear with railings. With steps to an Indian flagstone terrace making an ideal place for el fresco dining and entertaining. The generously sized garden has lawns, stocked borders, kitchen garden, timber garden shed and green house.

Area

76 Marsh Lane 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

Proceed out of Belper along Chesterfield Road and

at the brow of the hill take a right hand turn onto Marsh Lane. Proceed down Marsh Lane where number 76 can be clearly identified on the left hand side by our distinctive Home2sell 'For Sale' board



