

Home 2 Sell

Quality Service For Less



16 Warwick Gardens

Belper, DE56 0FG

Offers Around £395,000



Home2sell are delighted to offer this fantastic opportunity to acquire a well maintained four bedroomed detached house occupying one of Belper's most sought after cul-de-sac locations close to nearby open countryside. The property stands in a prominent position within the cul-de-sac close to a pleasant green and is constructed of modern brickwork beneath a pitched tile roof with the front elevation having an attractive double fronted appearance and is revealed by matching PVCu double glazed windows. A double width tarmac driveway provides car standing space. To the rear of the property there is a pleasant enclosed rear mature garden with patio and lawn. An internal inspection will reveal gas centrally heated and PVCu double glazed accommodation and consists on the ground floor of entrance hall with stairs leading to first floor, cloakroom WC, lounge, separate dining room and a spacious well appointed fitted breakfast kitchen with built-in appliances. The first floor landing leads to the master bedroom with fitted en-suite, three further well proportioned bedrooms and a family bathroom having a three piece suite. VIEWING ESSENTIAL. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Entrance Hall

The property is entered via a PVCu door with glazed inserts and matching opaque side panels. Matching fitted storage cupboards with additional base fitted cupboard. Courtesy door to the garage and stairs off to the first floor landing.

Guest Cloakroom WC

Having a two piece suite comprising of a close couple WC and a hand wash basin. PVCu double glazed opaque window to the side elevation and a central heating radiator.

Breakfast Kitchen

12'7" max x 10'2" (3.83 max x 3.10)

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. Integrated gas four ring hob with extractor over, integrated electric fan assisted oven and grill. Integrated fridge, integrated dishwasher. Ceramic tile flooring, PVCu double glazed window to the rear garden aspect and PVCu door with glazed insert. Central heating radiator and ceiling spot lights.

Lounge

13'5" extending 15'9" into bay x 13'11" max (4.09 extending 4.79 into bay x 4.23 max)

Having PVCu double glazed walk in bay doors to the rear garden aspect with PVCu side and rear windows. Central heating radiator, two wall lights and ceiling light. The focal point of the room is an Adam style fireplace with inset living flame gas coal effect fire set on a raised marble hearth with matching back drop.

Dining Room

11'7" x 9'2" (3.54 x 2.79)

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

To the first floor landing

With a PVCu double glazed obscure window to side and built-in airing cupboard and central heating radiator.

Master Bedroom

With built-in double wardrobes with hanging rails and matching panelled doors, central heating radiator, three PVCu double glazed windows with aspect to the front elevation. Additional storage cupboard, central heating radiator and ceiling light.

Ensuite Shower Room

Having a three piece suite comprising of a vanity hand wash basin and a concealed cistern WC. Tiled shower cubicle with an electric Triton shower. Central heating radiator and a PVCu double glazed opaque window to the front elevation.

Bedroom Two

10'8" x 8'1" (3.24 x 2.46)

Having fitted wardrobe, central heating radiator and a PVCu double glazed window to the rear elevation.

Bedroom Three

10'4" x 7'1" (3.16 x 2.15)

With a central heating radiator and a PVCu double glazed window to the rear elevation.

Bedroom Four

8'10" x 8'9" (2.69 x 2.67)

Having fitted wardrobe, central heating radiator and a PVCu double glazed window to the rear elevation.

Family Bathroom

Having a three piece suite comprising of a vanity hand wash basin and a concealed cistern WC. Bath with panelled side and electric shower over Central heating radiator and complimentary wall tiling and a PVCu double glazed opaque window.

Garage

Having an up and over door.

Outside

To the front of the property there is a tarmacadam driveway providing car standing spaces.

A special feature of the sale is the delightful rear garden which must be seen to be appreciated. The garden includes a patio area immediately to the rear giving way to a lawn with a very well stocked shrubbery border containing a most interesting and varied selection of plants and shrubs.

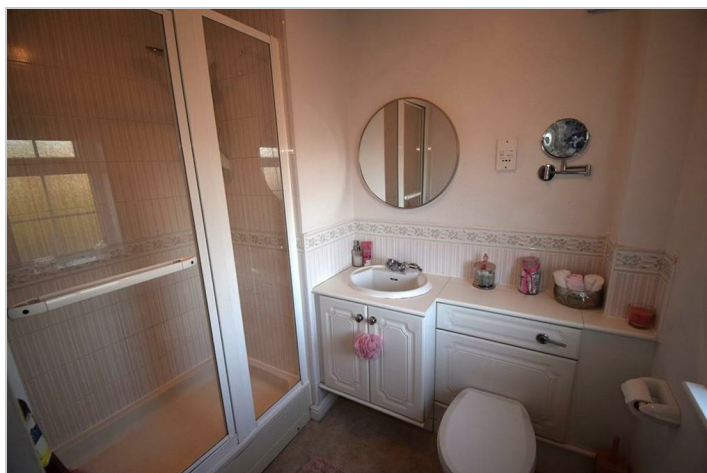
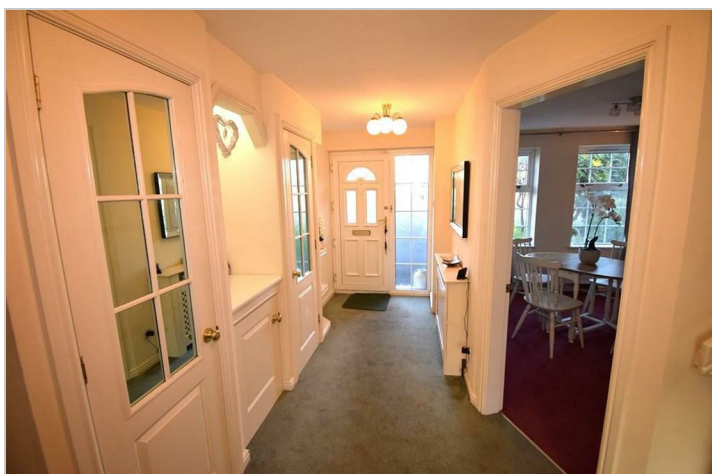
Area

16 Warwick Gardens 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 branch of Home2sell proceed along past the Market Place, which becomes High Street and then Spencer Road going straight over the mini-roundabout onto Kilbourne Road, which then becomes Whitemoor Lane. Proceed along Whitemoor Lane and straight over the next mini-roundabout taking a right hand turn onto John O'Gaunts Way, take the next right onto Sherbourne Drive following the road round to the right eventually leading to Warwick Gardens where the property will be clearly identified by our distinctive Home2sell 'For Sale' board.



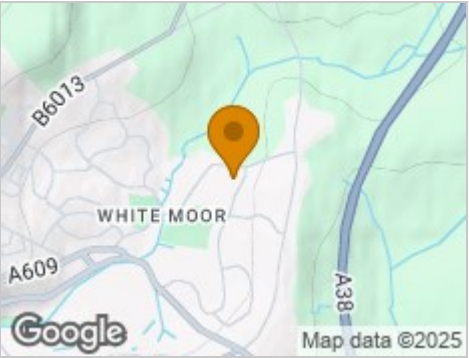
Road Map



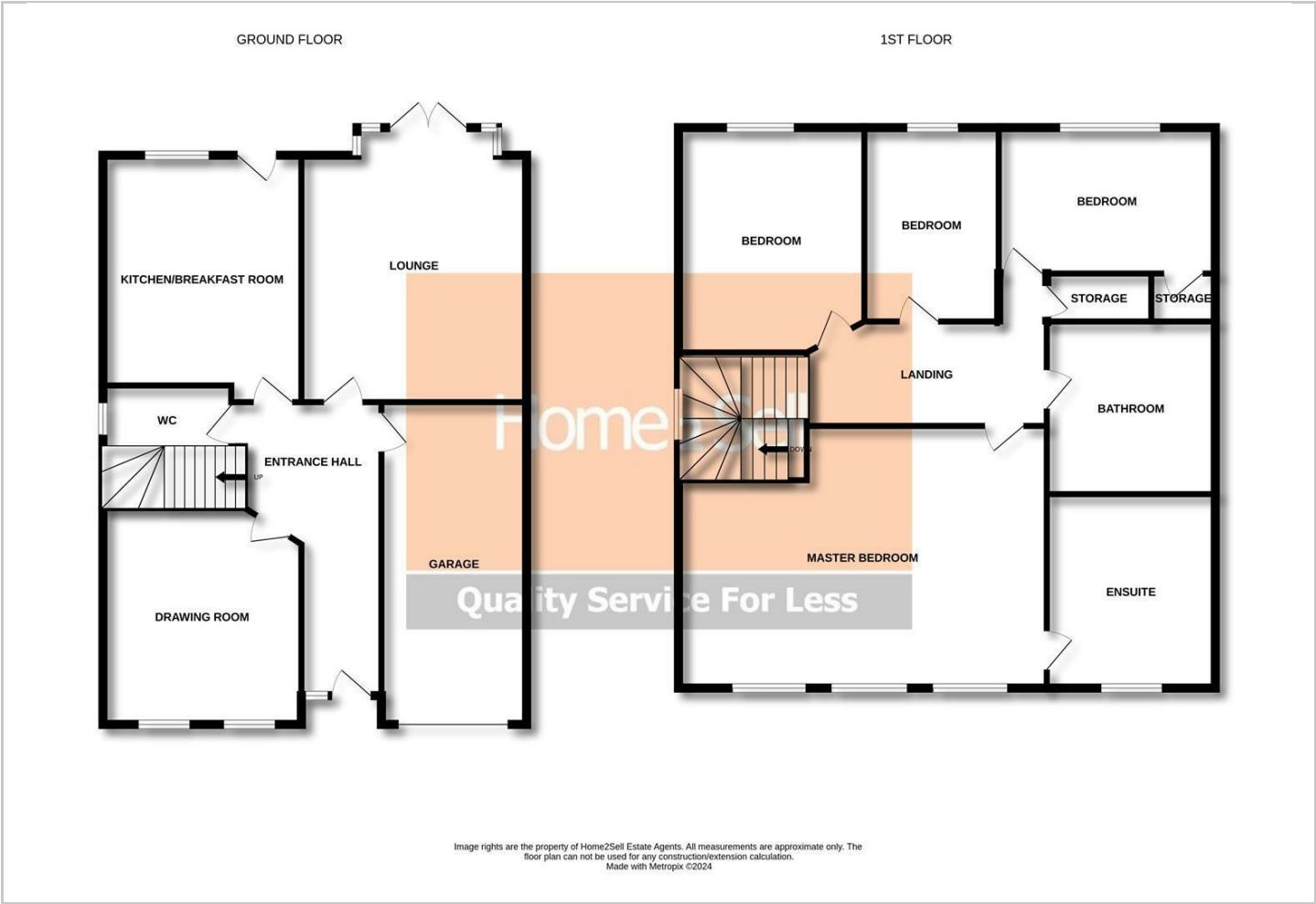
Hybrid Map



Terrain Map



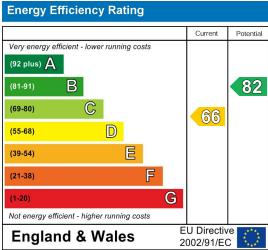
Floor Plan



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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