

Home 2 Sell

Quality Service For Less



73 Marsh Lane

Belper, DE56 1GT

Offers Over £275,000



Home2sell are delighted to offer this beautifully presented three bedroomed family home which represents an excellent opportunity for the discerning purchaser looking to acquire a spacious and well proportioned family home in a convenient and very popular location. The property has been upgraded to an exceptionally high standard, and requires an internal inspection to truly appreciate the superbly presented accommodation. Supplemented by sealed unit PVCu double glazing and gas central heating a recommended internal inspection will reveal; entrance hall, guest cloakroom WC, lounge dining room with feature fireplace having a multi fuel burning stove, recently fitted impressive kitchen room having built in appliances and a PVCu conservatory. To the first floor, a spacious landing leads to the master bedroom, further generous double bedroom, single bedroom and a luxury family bathroom having a four piece suite. Outside to the front a low maintenance fore garden with lawn, immediately to the rear a decking terrace with pergola and a block paved driveway providing generous off road parking leading to the single garage. To the side a further garden area land mainly to lawn with gravel seating area and border. Viewing Essential. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Entrance Hall

The property is entered via a traditional hard wood door with glazed insert, PVCu double glazed window to the side elevation, central heating radiator, engineered oak flooring 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. PVCu double glazed window to the side elevation and under floor heating. Travertine style tile flooring.

Kitchen

18'5" x 6'6" extending 7'10" max (5.62 x 1.98 extending 2.40 max)

Having a beautiful fitted kitchen comprising of a range of base wall and matching drawer units with marble effect work surfaces over incorporating a sink drainer unit and display cabinets. Having integrated dish washer, integrated automatic washing machine, integrated fridge and integrated freezer. Having an electric fan assisted oven with a five ring gas hob with extractor over. Recessed ceiling lighting, two PVCu double glazed windows to the side elevation, engineered oak flooring and breakfast bar.

Conservatory

9'5" max x 9'9" max (2.87 max x 2.97 max)

Having an engineered oak flooring, PVCu door with opaque glazed inserts, PVCu double glazed window to the rear aspect and a double glazed roof system. Bi Fold doors to the Lounge Dining Room.

Open Plan Lounge Dining Room

19'2" max into bay x 11'10" reducing 10'7" (5.85 max into bay x 3.61 reducing 3.22)

The focal point of the room is a beautiful feature fire place having and inset multi fuel burning stove set on a raised granite hearth. PVCu double glazed walk in bay window to the front elevation, two central heating radiators, Coving to the ceiling and two ceiling lights and television point.

To the first floor landing

Having access to the loft void with pull down ladder.

Bedroom One

10'3" extending 11'5" x 9'11" (3.12 extending 3.48 x 3.02)

Having a PVCu walk in bay window to the front elevation with recessed lighting and ceiling light. Central heating radiator.

Bedroom Two

11'6" x 8'10" (3.51 x 2.70)

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

Bedroom Three

7'5" reducing 5'3" x 6'11" reducing 6'5" max (2.25 reducing 1.59 x 2.11 reducing 1.95 max)

Having a built in cupboard housing the gas central heating boiler which services the domestic hot water and central heating system. PVCu double glazed window to the front elevation, central heating radiator and recessed ceiling lighting.

Luxury Bathroom

This magnificent room has a modern four piece

suite comprising of a Duravit close couple WC and pedestal hand wash basin. Bath with tiled side. Built in shower enclosure with Rain head, chrome heated towel rail, speaker in ceiling, travertine style floor and wall tiling, PVCu double glazed opaque window to the rear elevation, under floor heating and recessed ceiling lighting.

Outside

Outside to the front a low maintenance fore garden with lawn, immediately to the rear a decking terrace with pergola and a block paved driveway providing generous off road parking leading to the single garage. To the side a further garden area land mainly to lawn with gravel seating area and border.

Garage

Having double doors.

Area

73 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 eventually number 46 can be clearly identified on the right hand side by our distinctive Home2sell 'For Sale' board.



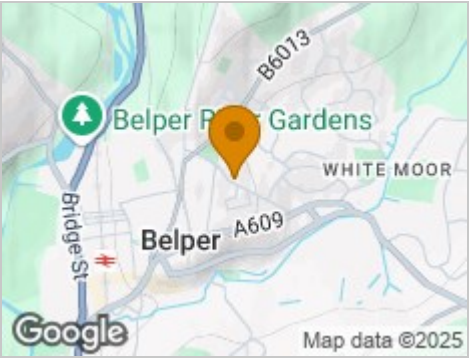
Road Map



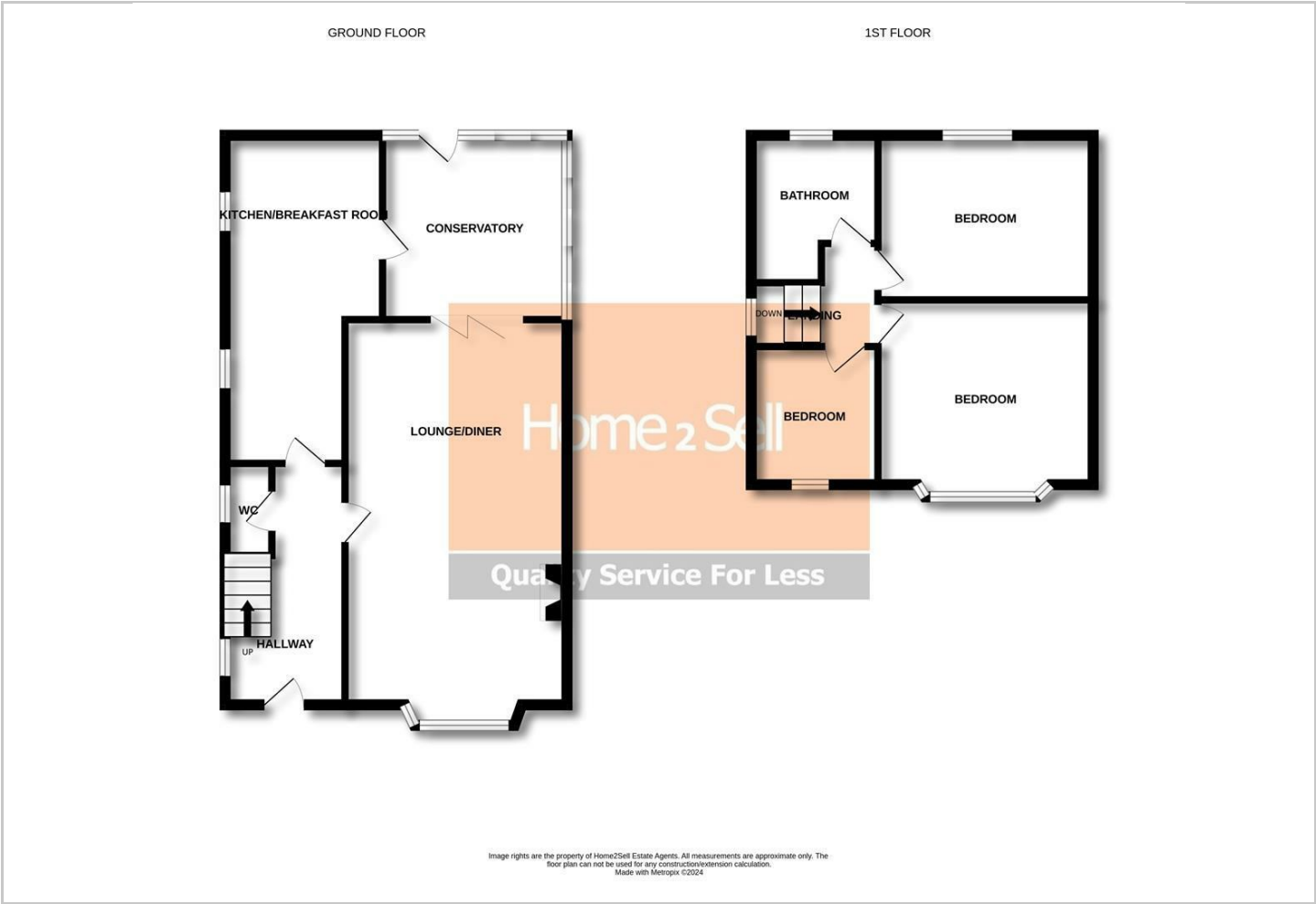
Hybrid Map



Terrain Map



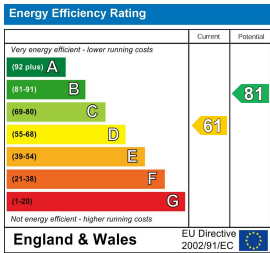
Floor Plan



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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