

Home 2 Sell

Quality Service For Less



145a Belper Lane

Belper, DE56 2UH

£310,000



Home2sell are delighted to offer this beautifully presented three bedroomed family home which enjoys a much sought after location situated on the North side of Belper, Derbyshire. The sale represents an excellent opportunity for the discerning purchaser looking to acquire a spacious and well proportioned family home which 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, lounge with walk in bay window and an impressive open plan kitchen dining room having built in appliances and traditional pantry. To the first floor, a landing leads to the master bedroom which enjoys a most fine aspect and view, further generous double bedroom, single bedroom and a luxury family bathroom having a four piece suite. Outside to the front a block paved driveway that provides parking for several vehicles. A special feature of the sale is the delightful rear garden which has a paved terrace immediately to the rear having sleeper edging, raised area with feature border and steps to the main part of the garden being laid to lawn with further paved pathway to the upper terrace. Viewing Essential. NO CHAIN.



Entrance Hall

Having a storm porch canopy the property is entered via a composite door with glazed insert, laminate wood grain effect flooring, PVCu double glazed window to the side elevation, bespoke base storage cupboard housing electric and gas meters. Central heating radiator, under stairs pull out storage cupboards and stairs off to the first floor landing.

Lounge

12'1" x 15'1" into bay reducing 12'7" (3.70m x 4.61m into bay reducing 3.86m)

Having a walk in bay PVCu double glazed window to the front elevation, two central heating radiators, feature fire place recess, television point and ceiling light.

Open Plan Kitchen Dining Room

18'4" x 9'9" reducing 7'8" (5.60m x 2.98m reducing 2.36m)

This generously proportioned open plan room comprises of gloss fronted wall and base mounted units with complimentary worksurfaces over incorporating a one and a half stainless steel sink drainer unit with swan neck mixer tap, splashback tiling, integrated dishwasher, integrated automatic washing machine, electric fan assisted double oven and four ring gas hob with ceiling mounted extractor canopy over, larder cupboards. display cabinets, PVCu double glazed window and French doors to the rear garden aspect, recessed ceiling lighting, dining area lighting, PVCu double glazed door to the side elevation and useful traditional pantry with PVCu double glazed window to the side elevation and ceiling light.

To the first floor landing

Having a PVCu double glazed window to the side elevation, access to the loft void. (Having a pull down ladder the loft is boarded and has the "Ideal" gas combination boiler.)

Bedroom One

12'9" x 10'6" reducing 9'1" (3.89m x 3.21m reducing 2.78m)

Having two double glazed windows to the front elevation offering roof top views over the Derwent Valley and surrounding countryside. Central heating radiator, television point, fitted wardrobes providing ample storage and hanging space. Ceiling light.

Bedroom Two

9'10" x 9'10" max (3.02m x 3.02m max)

Having a PVCu double glazed window to the rear elevation, central heating radiator, fitted wardrobes providing storage space and ceiling light.

Bedroom Three

7'8" reducing 4'1" x 9'6" reducing 5'8" (2.34m reducing 1.26m x 2.90m reducing 1.74m)

Having a PVCu double glazed window to the front elevation, central heating radiator, half decorative panelling, useful over stairs storage cupboard and ceiling light.

Luxury Family Bathroom

This most impressive room has a four piece suite comprising of a close couple WC, vanity unit with tiled splashback, stunning bathtub with centrally mounted taps and double shower enclosure with thermostatically controlled shower unit having a rain fall head and hand held attachment. Extractor fan, PVCu double glazed opaque window, marble effect

tiled flooring, column radiator and recessed ceiling lighting.

Outside

To the front elevation is a landscaped parking area which is block paved providing ample off road parking for approximately three/ four vehicles. Having steps leading to the front of the property and the double gated side access.

A special feature of the sale is the delightful rear garden which has a paved terrace immediately to the rear having sleeper edging, raised area with feature border with specimen tree and steps to the garden being laid to lawn with further paved pathway to the upper paved sun terrace. Timber garden shed.

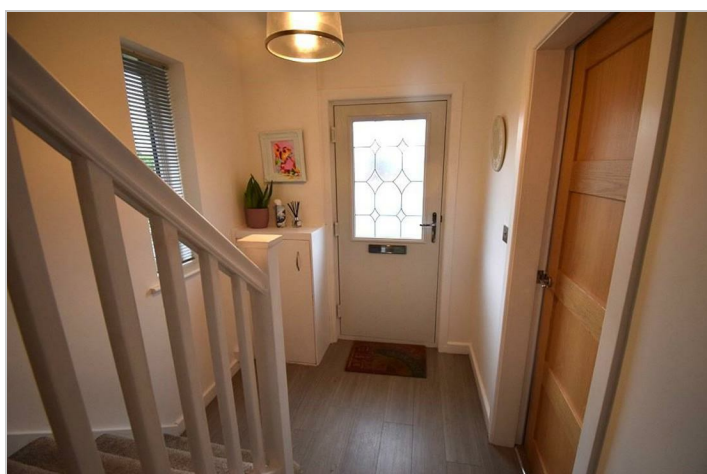
Area

145a Belper 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

Leave Belper town centre along the A6 north taking a left hand turn over the river bridge and turn immediately right onto Belper Lane. Continue up the hill eventually reaching number 145a on the left hand side of the road.



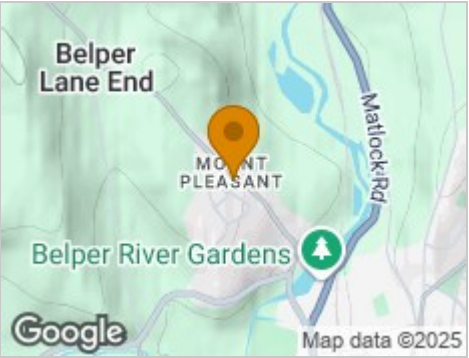
Road Map



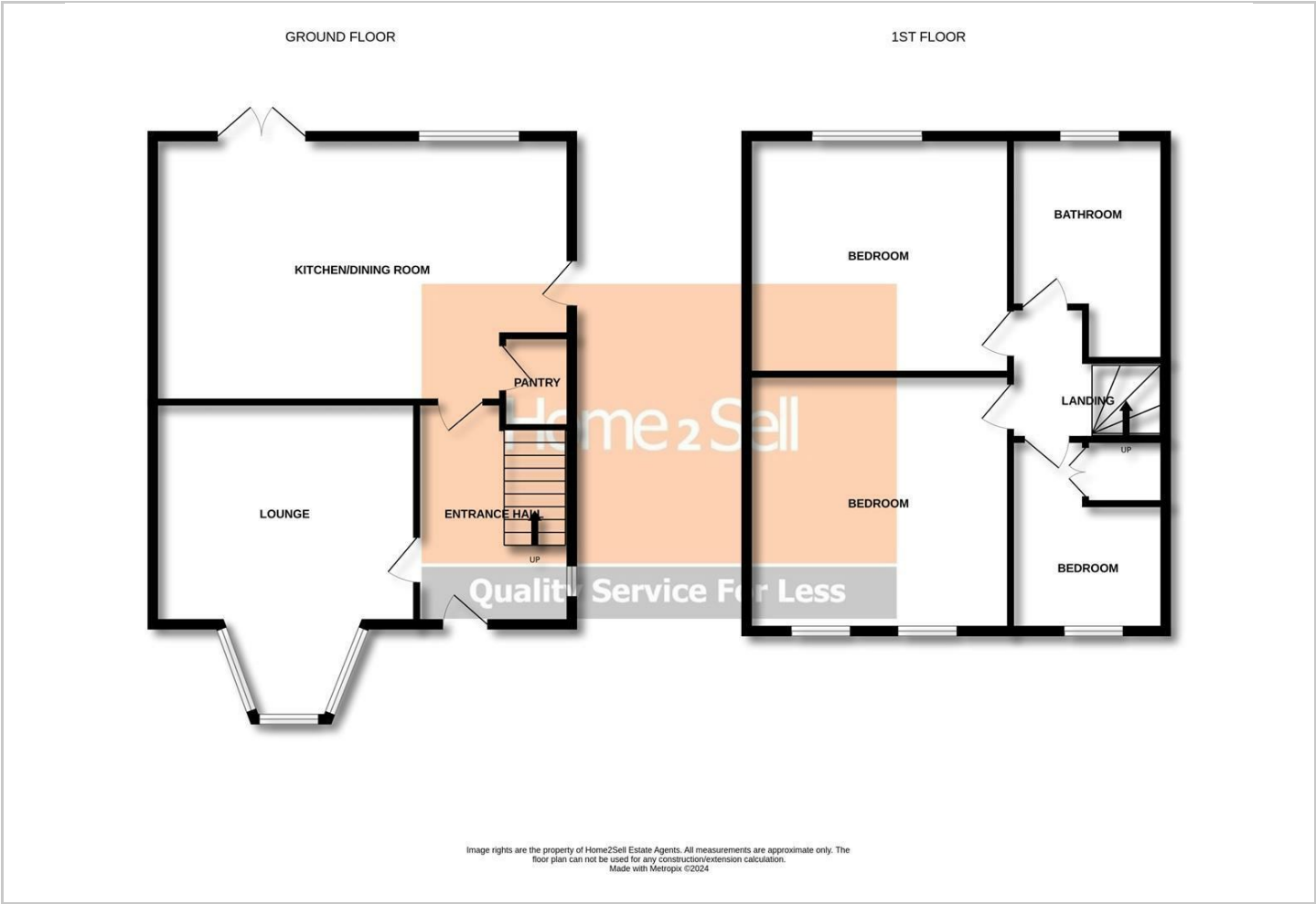
Hybrid Map



Terrain Map



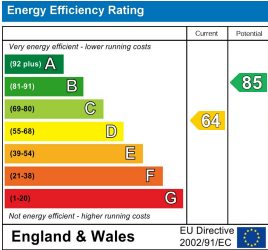
Floor Plan



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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