

Home 2 Sell

Quality Service For Less



## 13 Highwood Avenue

Bargate, Belper, DE56 1SP

Offers Over £190,000





Occupying this popular and convenient location is this three bedroomed semi detached property, which represents an excellent opportunity for the discerning purchaser, looking to acquire an easy to manage and beautifully presented family home. Supplemented by sealed unit PVCu double glazing and gas central heating, a recommended internal inspection will reveal: Lounge with feature inset fireplace and modern dining kitchen. To the first floor the landing leading to three well proportioned bedrooms and a family bathroom having a three piece suite. Outside to the front a low maintenance garden with adjacent driveway having gated access to the rear. A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect having a decking terrace immediately to the rear with steps to the side with further decking terrace having raised well stocked borders. The garden then gives way to a lawn area with base for a shed. Undoubtedly one of the properties strongest features are its views from the rear which must be viewed to be fully appreciated. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



### Lounge

12'9" extending 15'8" x 13'5" max (3.90m extending 4.79m x 4.10m max)

The property is entered via a PVCu door having glazed inserts PVCu double glazed window to the front elevation, two central heating radiator and television point. Having an inset fireplace with space for an electric stove. Useful under stairs storage with PVCu double glazed window to the side elevation.

### Kitchen Dining Room

6'9" x 17'3" (2.06m x 5.27m)

Having a modern fitted kitchen comprising of a range of base wall and matching drawer units having work surfaces over incorporating a stainless steel sink drainer unit with chrome swan neck mixer tap. Integrated electric fan assisted oven with gas four ring hob and extractor canopy over. Space for a fridge freezer, space and plumbing for an automatic washing machine. Wall mounted gas combination boiler which services the domestic hot water and central heating system. Ceramic tiled flooring, three PVCu double glazed windows to the rear elevation, PVCu door with glazed insert to the rear garden aspect, central heating radiator, complimentary splash back tiling and ceiling light.

### To the first floor landing

Having a PVCu double glazed window to the side elevation, access to the loft void and ceiling light.

### Bedroom One

10'2" x 9'3" (3.11m x 2.82m )

Having a PVCu double glazed window to the rear elevation enjoying the fine roof top views, central heating radiator and ceiling light.

### Bedroom Two

7'10" extending 9'0" x 10'2" max (2.41m extending 2.76m x 3.12m max )

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

### Bedroom Three

7'3" x 6'10" (2.23m x 2.10m )

Having a PVCu double glazed window to the rear elevation enjoying the fine roof top views, central heating radiator and ceiling light.

### Family Bathroom

Having a three piece suite comprising of a bath with panelled side and thermostatically controlled shower over, vanity hand wash basin and a close couple WC. Complimentary splash back tiling, PVCu double glazed opaque window to the front elevation, vinyl flooring, wall mounted heater and central heating radiator.

### Outside

Outside to the front a low maintenance garden with adjacent driveway having gated access to the rear. A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect having a decking terrace immediately to the rear with steps to the side with further decking terrace having raised well stocked borders. The garden then gives way to a lawn area with base for a shed.

### Area

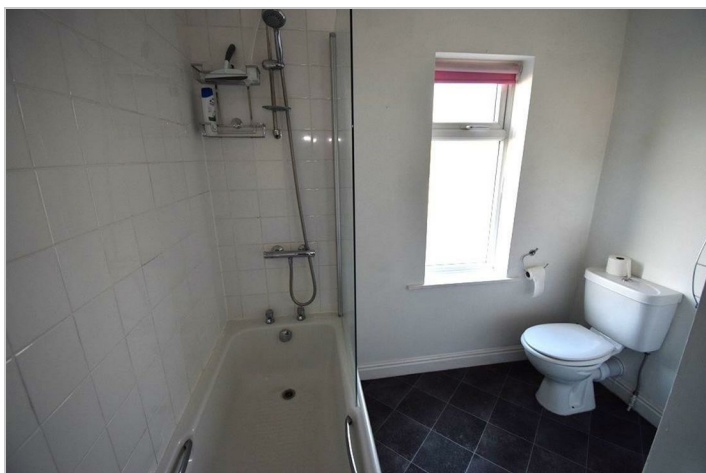
Bargate is a small residential area situated between Holbrook and Belper. Bargate has one village inn and Holbrook is situated approximately half a mile away and boasts two village inns, a reputable primary school and shop. The market town of Belper is

situated approximately two miles to the north and provides an excellent range of amenities including shops, schools at all levels, railway station and recreational facilities. The city of Derby lies approximately six miles to the south and there is fast access onto the A38 leading to the M1 motorway.

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 Chapel Street, straight over at the Morrisons roundabout and turn left on to Gibfield Lane, right on to Holbrook Road which then becomes Bargate Road. Continue up the hill to the traffic island and take a left hand turning onto Sandbed Lane then first left onto Highwood Avenue where the property will be clearly identifiable by our distinctive Home2sell 'For Sale' board on the left.



Road Map



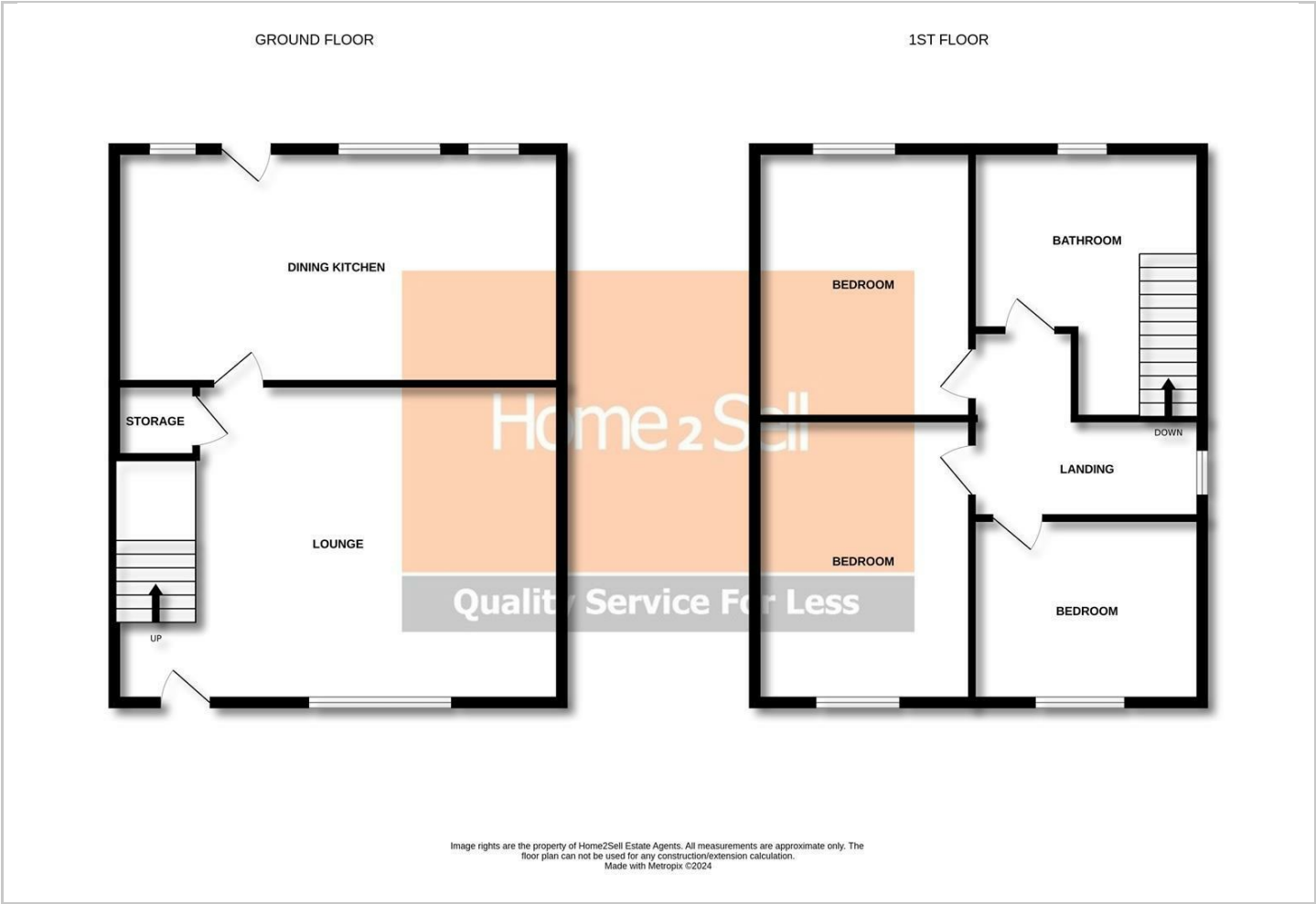
Hybrid Map



Terrain Map



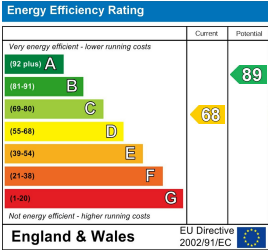
Floor Plan



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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