

Home 2 Sell

Quality Service For Less



141 Belper Lane

Belper, DE56 2UH

Offers Around £265,000



No Chain.

Occupying a popular and convenient location is this recently renovated, attractive traditional built semi detached residence representing an ideal opportunity for the discerning purchaser looking to acquire a spacious versatile and well appointed accommodation, situated on a generous size plot within a highly desirable position and having the most stunning views. The property has the benefit of being gas centrally heated and has PVCu double glazing and the versatile living accommodation in brief comprises: impressive entrance porch, hall, Lounge with log burning stove, open plan kitchen dining room with built in appliances. To the first floor landing, two generous bedrooms and a luxury family shower room having a three piece suite. Outside the property is set back from the road behind a driveway providing ample off road parking with Indian flagstone terrace immediately to the front. Gated side access to the rear garden having decking sun terrace and summer house. Viewing Essential.



Entrance Porch

The property is entered via a composite door with glazed inserts, Double glazed apex, PVCu double glazed windows and ceiling light. Karndean flooring.

Hall

Having an Edwardian style radiator, ceiling light and staircase off to the first floor landing.

Lounge

10'6" extending 11'9" max x 11'1" (3.21 extending 3.57 max x 3.38)

Having an inset log burning stove set on a raised polished granite hearth with brick back drop and stone lintel. With a PVCu double glazed Sash window to the front elevation, Shutters to the windows, Edwardian style radiator, Karndean flooring, ceiling light, spot lights and television point.

Dining Kitchen

15'0" x 10'5" (4.57 x 3.17)

Having a modern fitted kitchen having a range of base wall and matching drawer units with Quartz work surfaces over incorporating a "Kettle" boiling tap, Integrated fridge and freezer, integrated automatic washing machine and integrated dishwasher. Having a built in NEFF induction hob with NEFF double oven and stainless steel extractor canopy. PVCu double glaze Sash window to the rear elevation, PVCu double glazed Sash opaque window to the side elevation, recessed ceiling lights, useful pantry storage cupboard and PVCu door to the rear garden aspect.

To the first floor landing

Having a PVCu double glazed Sash window to the side elevation and ceiling light.

Bedroom One

10'8" extending 11'11" x 11'2" (3.25 extending 3.63 x 3.40)

Having PVCu double glazed Sash window to the front elevation enjoying as fine aspect and view. Shutters to the windows, Edwardian style radiator, ceiling light, television point and cupboard housing the Worcester gas combination boiler which services the domestic hot water and central heating system.

Bedroom Two

9'6" x 10'4" max (2.90 x 3.14 max)

With PVCu double glazed Sash windows to the rear elevation, shutters to the windows, Edwardian style radiator, ceiling light and a television point.

Luxury Shower Room

Having a three piece suite comprising of a close couple WC, vanity hand wash basin with cabinet and bowl with chrome column mixer tap. Walk in shower having a thermostatically controlled rain head and a hand held attachment. Complimentary tiling, Karndean flooring, recessed ceiling lighting and PVCu double glazed Sash window to the rear elevation and Edwardian style radiator.

Outside

Outside the property is set back from the road behind a driveway providing ample off road parking with Indian flagstone terrace immediately to the front. Gated side access to the rear garden having garden and summer house. Shed with power. Outside lighting.

Area

141 Belper Lane is situated approximately half a mile

from the thriving market town of Belper, which provides an excellent range of amenities including shops, schools at all levels, railway station and recreational facilities. The village of Duffield is some three miles to the south and the city of Derby is approximately eight miles to the south. Derby's outer ring road provides convenient onward travel to the major trunk roads and motorway network and there is a train service from Derby to London St Pancras (approximately ninety five minutes). The famous market town of Ashbourne (known as the Gateway to Dovedale and the Peak District National Park) lies approximately ten miles to the west. The property is convenient for the A38 leading to the M1 motorway. A further point to note is that the property lies close to open Derbyshire countryside, providing delightful scenery and country walks along the River Derwent.

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 reaching number 141 on the left hand side of the road clearly identified by our distinctive Home2sell For sale Board.



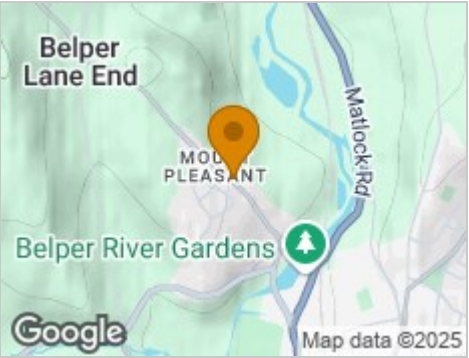
Road Map



Hybrid Map



Terrain Map



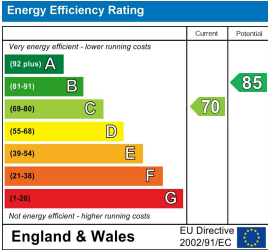
Floor Plan



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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