

Home 2 Sell

Quality Service For Less



92 Sandbed Lane

Belper Derbyshire, DE56 0SJ

£325,000



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Entrance Hall

Having a storm porch canopy the property is entered via a PVCu door having glazed insert, wooden flooring and stairs lead off to the first floor landing.

Sitting Room

13'11" extending 15'9" x 10'2" (4.26m extending 4.82m x 3.12m)

This well proportioned room has a PVCu double glazed walk in bay window to the front elevation, feature inset fireplace with slate hearth and oak mantel shelf housing a multi-fuel stove, wooden flooring, wall lights, original panelled doors, coving to the ceiling and light. Under stairs storage with light and a wooden window to the side elevation.

Dining Kitchen

10'7" x 12'0" (3.24m x 3.68)

Having a modern fitted kitchen comprising of a range of shaker style base, wall and matching drawer units with earth stone work surface over incorporating a ceramic Belfast sink with mixer tap and complimentary splash back tiling. With an integrated Smeg fan assisted electric oven, gas hob with stainless steel extractor canopy over fan, integrated dishwasher and space for fridge freezer. There is space and plumbing for an automatic washing machine. Central heating radiator, internal window to the dining room, ceiling light and vinyl tile effect flooring.

Side Lobby

Having a half glazed PVCu entrance door with glazed insert and vinyl flooring.

Guest Cloakroom WC

Having a two piece suite comprising of a close

couple WC and a wall mounted hand wash basin with complimentary splash back tiling, vinyl flooring, central heating radiator, PVCu double glazed window and built-in cupboard houses the Baxi gas combination boiler which services the domestic hot water and central heating system. Ceiling light.

Dining Room / Sun Room

14'9" x 6'2" (4.50m x 1.90m)

Having a wooden floor, central heating radiator, recessed ceiling lighting, PVCu double glazed window to the rear enjoying the pleasant garden aspect.

To the first floor landing

Having a PVCu double glazed window to the side elevation.

Bedroom One

10'10" extending 11'10" x 11'9" (3.32m extending 3.63m x 3.60m)

Having a PVCu double glazed window to the front elevation enjoying a fine aspect and view, original picture rail, central heating radiator, built-in over stair cupboard providing excellent storage and hanging space, , original panelled door and ceiling light.

Bedroom Two

12'11" x 8'11" reducing 7'11" (3.95m x 2.73m reducing 2.42m)

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

Family Bathroom

Being appointed with a three piece suite comprising

panelled bath with shower over, pedestal wash hand basin and a close couple WC. Chrome ladder style heated towel rail, PVCu double glazed opaque window, extractor fan and original panelled door. Tile effect flooring and useful storage cupboard.

Outside

To the front of the property is a driveway, providing off road parking for two vehicles.

To the side access is a delightful and generously proportioned rear garden which enjoys a fine aspect and views, having a patio terrace, lawn with mature planting, shrubs and flowering borders, brick out building and sunny decked seating area backing on to the open fields.

Area

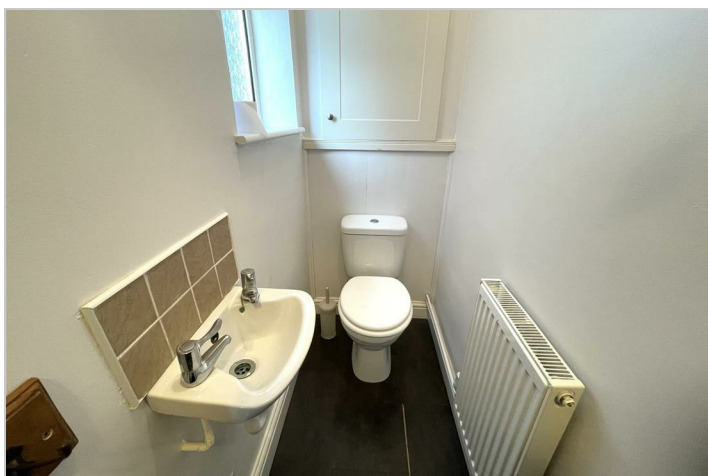
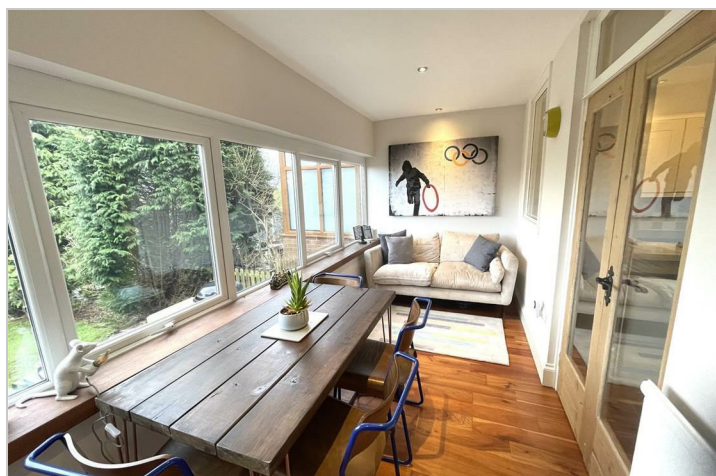
92 Sandbed Lane is situated approximately a mile and a half from the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's outer ring road provides convenient onward travel to the major trunk roads and the motorway network; easy access to the A38, A6 and

M1.

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 through the market place on to High Street which in turn becomes Spencer Road. At the first mini island turn right onto Short Street and then at the next mini island turn left onto Kilbourne Road. Then turn right onto Sandbed Lane where the property will be found on the right hand side clearly identified by our distinctive Home2sell for sale board.



Road Map



Hybrid Map



Terrain Map



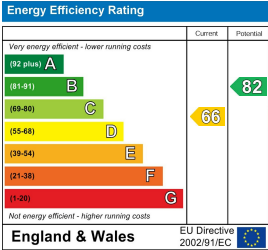
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.