

Home 2 Sell

Quality Service For Less



## 33 Maidwell Close

Belper, DE56 1TE

Offers Over £180,000



Home2sell are delighted to offer for sale this very well presented two bedroomed end terrace property in Belper, Derbyshire. In summary the property comprises of entrance hall, downstairs WC / cloakroom, spacious lounge and recently refitted dining kitchen. To the first floor there are two well proportioned bedrooms and a recently refitted family bathroom having a three piece suite. To the rear of the property there is a garden laid mainly to lawn. To the front of the property there is a garden laid mainly to lawn and off street parking. VIEWING HIGHLY RECOMMENDED. NO CHAIN.



### Entrance Porch

Having a traditional entrance door with glazed inserts, PVCu double glazed window to the side elevation, quality vinyl flooring, light to the ceiling, doorway to the downstairs WC and archway to the lounge.

### Guest Claokroom WC

Having a two piece suite comprising of a close couple WC and a hand wash basin with complimentary splash back tiling, quality vinyl flooring, PVCu double glazed window to the side elevation and central heating radiator.

### Lounge

13'10" x 11'10" (4.22m x 3.62m )

With PVCu double glazed window to the front elevation, central heating radiator, wall mounted electric heater, useful under stairs storage cupboard, TV and telephone sockets. Coving to the ceiling and light.

### Kitchen

11'10" x 7'4" (3.61m x 2.24m )

Having a modern recently installed fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a stainless steel sink drainer unit with chrome Swan neck mixer tap. Having an integrated electric fan assisted oven with electric hob with extractor over. Space for a fridge freezer, space and plumbing for a n automatic washing machine. Complimentary splash back tiling, ceiling light, quality vinyl flooring and a wall mounted gas central heating boiler which services the domestic hot water and central heating system. PVCu double glazed window to the rear garden aspect , central heating

radiator and PVCu door with glazed insert to the rear garden aspect.

### To the first floor landing

Having a central heating radiator.

### Bedroom One

8'1" x 11'10" (2.47m x 3.62m)

With PVCu double glazed window to front elevation, central heating radiator, TV and Telephone points and ceiling light.

### Bedroom Two

9'8" x 7'3" (2.95m x 2.21m )

With PVCu double glazed window to rear elevation, central heating radiator, ceiling light, TV and Telephone point. Loft access and fitted wardrobe.

### Family Bathroom

Having a recently refitted three piece suite comprising of a close couple WC, pedestal hand wash basin and a bath with panelled side having a shower attachment over. Complimentary wall tiling, vinyl flooring, electric shaver point, ceiling light and PVCu double glazed opaque window.

### Outside

To the front of the property is a garden laid mainly to lawn with adjacent tarmac driveway.

To the rear of the property is a gated access to the drive. Garden laid mainly to lawn. Slabbed patio area.

### Area

33 Maidwell Close 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

From the Home2sell office continue onto the B6013 (signposted Heage). Turn right onto Ashford Rise and finally left onto Maidwell Close where the property will be easily identified with the distinctive Home2sell For Sale Board on the righthand side of the Cul de Sac.



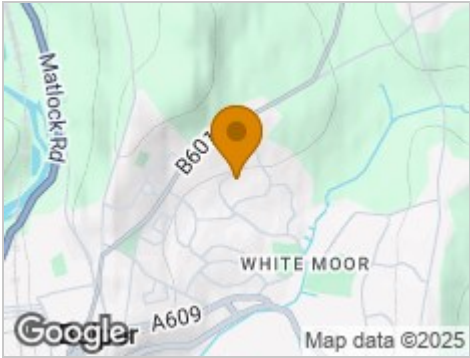
Road Map



Hybrid Map



Terrain Map



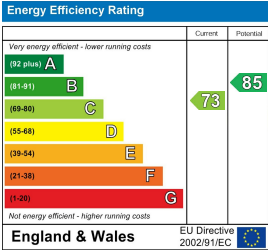
Floor Plan



Viewing

Please contact our Belper Lettings 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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