

Home 2 Sell

Quality Service For Less



27 Windmill Lane

Belper, DE56 1GN

£350,000



Home2sell are delighted to offer this beautifully presented Edwardian family home which represents an excellent opportunity for the discerning purchaser looking to acquire a spacious and well proportioned family home in a convenient and very popular location. The property has been upgraded by the current vendors 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. The accommodation consisting in brief; entrance porch, reception hall, lounge with feature fireplace, dining room with feature fireplace, fitted breakfast kitchen, utility room and guest cloakroom WC. To the first floor, a spacious landing leads to the master bedroom, further generous double bedroom having luxury en suite shower room and a luxury family shower room having a three piece suite. To the second floor a versatile attic room enjoying the fine aspect and views. Outside to the front a block paved driveway provides ample off road parking with gated side access to the rear garden. A special feature of the sale is the rear garden which enjoys a most pleasant aspect having a block paved seating area giving way to a lawn garden with raised established well stocked borders and kitchen garden with timber shed. Viewing Essential.



Storm Porch Vestibule

Having a Minton tile flooring and ceiling light the property is entered via a traditional stained glass entrance door with complimentary side and over panelling.

Reception Hall

This most impressive room offers a wonderful entrance to the accommodation having a Minton tile flooring, central heating radiator, recessed ceiling lighting and spindle staircase off to the first floor landing.

Lounge

13'6" reducing 11'1" x 12'3" (4.12m reducing 3.38m x 3.74m)

Having a walk in PVCu double glazed window to the front elevation, central heating radiator, exposed polished floor boards, feature cast iron with wooden surround and polished slate hearth. Coving to the ceiling, ceiling rose and light, wall lights and television point.

Dining Room

12'2" x 12'0" (3.71m x 3.68m)

Having a PVCu double glazed window to the side elevation, PVCu double doors to the rear aspect, coving to the ceiling, ceiling rose and light. The focal point of the room is an inset gas stove set on a raised hearth with brick back drop and wooden surround.

Breakfast Kitchen

14'2" x 8'3" (4.33m x 2.52m)

Having a modern fitted kitchen comprising of a range of base wall and matching drawer units with wooden work surfaces over incorporating a Belfast sink with Swan neck mixer tap. Integrated fridge, space and plumbing for an automatic washing machine, wine cooler, integrated electric fan assisted oven and gas four ring hob with extractor over. Recessed ceiling lighting, PVCu door with glazed insert to the side aspect, PVCu double glazed window to the side elevation, vinyl mosaic flooring and archway to the utility room.

Utility Room

7'1" x 7'9" extending 11'4" (2.16m x 2.37m extending 3.47m)

Having base units with wooden work surface over having space for a tumble dryer and freezer. PVCu double doors and PVCu double glazed window to the side elevation. Ceramic tile flooring and ceiling light.

Guest Cloakroom WC

Having a two piece suite comprising of a close couple WC and a wall mounted hand wash basin. PVCu double glazed window to the side elevation and ceramic tile flooring.

To the first floor landing

Having a half landing with PVCu double glazed window to the side elevation and central heating radiator. Recessed ceiling lighting and feature cornice coving.

Bedroom One

12'3" x 11'3" (3.74m x 3.43m)

Having a PVCu double glazed window to the front elevation, wooden flooring, feature cast iron fire place, coving to the ceiling and light.

Bedroom Two

12'1" x 9'2" (3.70m x 2.80m)

Having PVCu double doors and balcony to the rear elevation enjoying the fine aspect and views. Central heating radiator, coving to the ceiling, ceiling rose and light. Door to en suite.

En suite Shower Room

Having a luxury en suite shower room comprising of a walk in shower with rain fall head and hand held attachment. Vanity hand wash basin with fitted cupboard and Geberit close couple WC. Complimentary tiling, recessed ceiling lighting, under floor heating, fitted mirror with demister and blue tooth, PVCu double glazed window to the side elevation.

Luxury Family Shower Room

This most impressive room has a three piece suite comprising of a walk in shower with thermostatically controlled shower having rain fall head and hand held shower attachment. Vanity hand wash basin and a low flush WC. PVCu double glazed window to the rear elevation, recessed ceiling lighting, complimentary tiling and under floor heating. Airing cupboard housing the Ideal gas boiler which services the domestic hot water and central heating system.

To the second floor

Staircase

Attic Room

12'9" x 16'8" max reducing 12'1" (3.90m x 5.10m max reducing 3.70m)

Having a PVCu double glazed dormer window enjoying the fine aspect and views, useful eaves storage, two fitted wardrobes with hanging space, central heating radiator and ceiling lighting.

Outside

Outside to the front a block paved driveway provides ample off road parking with gated side access to the rear garden. A special feature of the sale is the rear garden which enjoys a most pleasant aspect having a block paved seating area giving way to a lawn garden with raised established well stocked borders, pergola seating and kitchen garden with timber shed.

Area

27 Windmill Lane is situated approximately a half 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 proceed past the Market Place and on to High Street. At the brow of the hill take a left turn on to Windmill Lane where the property can be found on the left hand side of the road, clearly identified by our distinctive Home2sell For sale board



Road Map



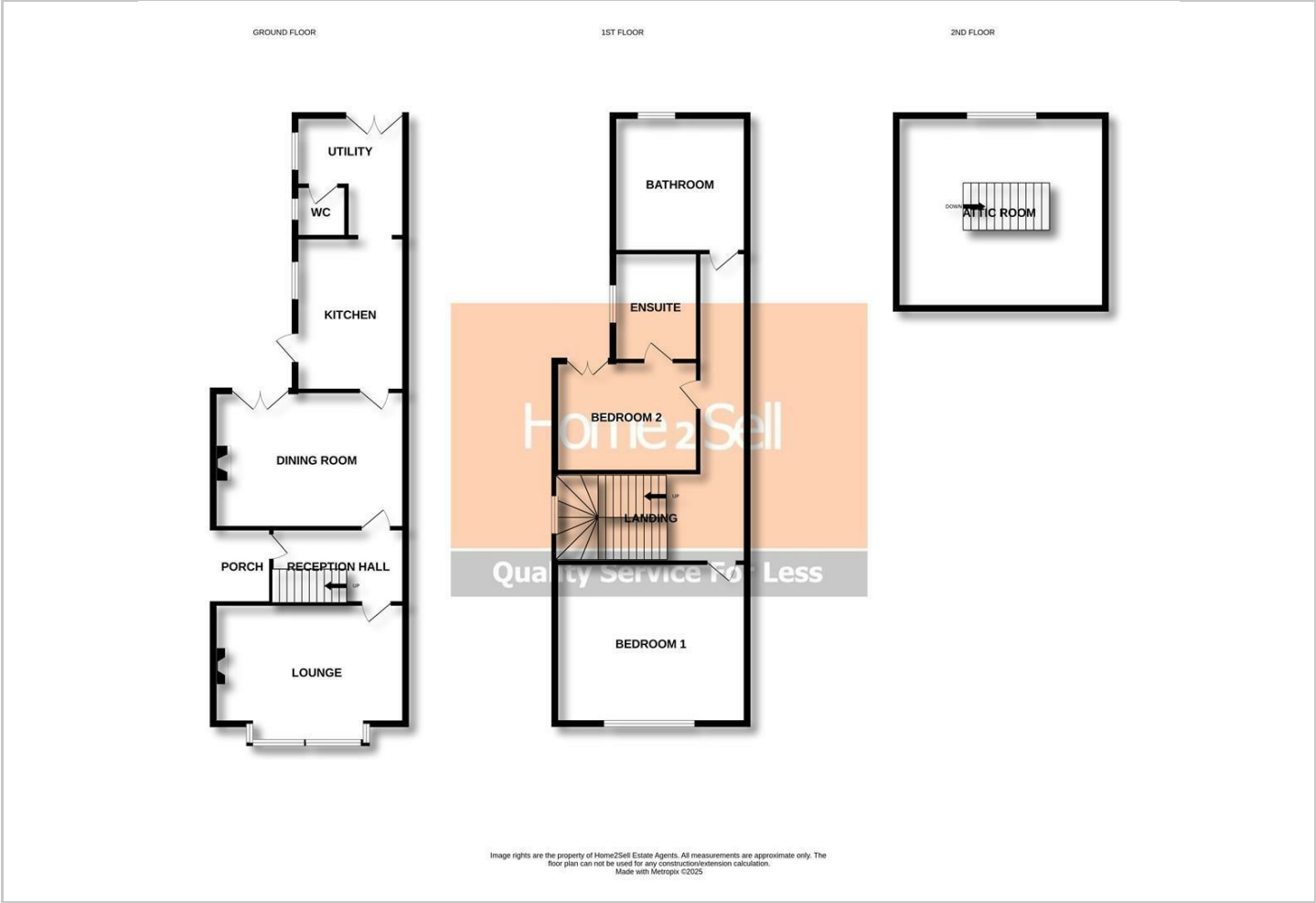
Hybrid Map



Terrain Map



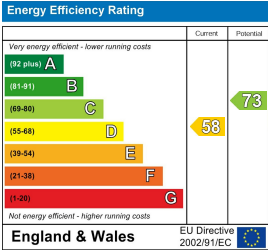
Floor Plan



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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