

Home 2 Sell

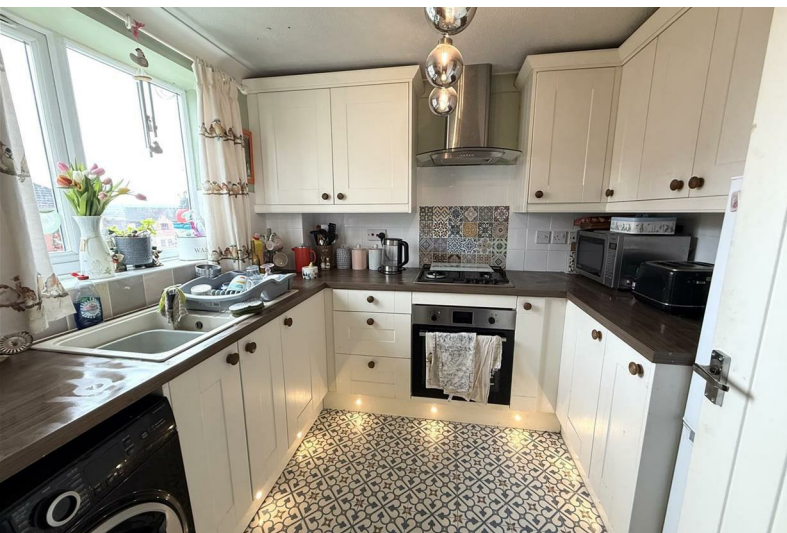
Quality Service For Less



27 Yardley Way

Belper, DE56 0ES

£199,000



Home2sell are delight to offer this two bedroomed semi detached property being set well back from the road and occupying a splendid cul de sac location. A recommended internal inspection will reveal Entrance Hall, modern Wren well appointed fitted kitchen, lounge with French doors to the PVCu conservatory. To the first floor, the landing leads to a master bedroom, second bedroom and a family bathroom having a three piece suite. Having PVCu double glazing and electric heating. Outside to the front of the property there is a lawn area with pathway providing access to the front door. Driveway to the side elevation providing off road parking for approximately three vehicles. To the rear a with wooden decked area and a small modern PVC shed. Viewing Essential. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



### Entrance Hall

Having a storm porch canopy the property is entered via a PVCu door with glazed inserts with wood grain laminate flooring and telephone point.

### Kitchen

8'6" x 7'10" (2.60m x 2.39m )

Having a beautiful fitted Wren Kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a sink drainer unit with chrome mixer tap. Having an integrated electric fan assisted oven with gas four ring gas hob and stainless steel extractor canopy over. Having space and plumbing for an automatic washing machine and space for a fridge freezer. Plinth lighting, complimentary splash back tiling, PVCu double glazed window to the front elevation and ceiling lighting.

### Lounge

15'4" x 9'1" extending 11'10" (4.68m x 2.79m extending 3.62m )

Having a feature fireplace with marble hearth and inset housing an electric fire, coving to the ceiling, dado rail, television point, two electric storage heaters and wall and ceiling lighting. PVCu double glazed French doors open into the conservatory. Stairs off to the first floor landing.

### Conservatory

9'5" x 7'6" (2.88m x 2.30m )

Being of PVCu sealed unit construction with a polycarbonate roof system, PVCu door to the rear elevation and wall light.

### To the first floor landing

Ceiling light and access to the loft void which is boarded for storage and the full width of the house.

### Bedroom One

12'1" x 11'10" (3.69m x 3.62m )

Having a PVCu double glazed window to the rear elevation, wall mounted electric storage heater and ceiling light.

### Bedroom Two

12'1" x 5'8" (3.70m x 1.75m )

Having a PVCu double glazed window to the front elevation enjoying a fine aspect and view. Wall mounted electric heater and ceiling light.

### Family Bathroom

Having a three piece suite comprising panelled bath with Triton electric shower over, pedestal hand wash basin and a close couple WC. There is complimentary tiling to the walls, PVCu double glazed window and a built-in airing cupboard.

### Outside

To the front of the property there is a lawn area with pathway providing access. There is a driveway to the side elevation providing off road parking for three cars. The rear garden comprises a lawn and a wooden decked area and small established flower beds. With small modern PVC shed included with the sale.

### Area

27 Yardley Way is situated approximately one and a half miles from the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. Just half a mile from local shops and schools. 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 Market Place in Belper follow signs for Ilkeston and Derby A38. Follow the road to the mini-roundabout, continue straight over, follow the road around, straight over the next mini-roundabout and turn right onto John O' Gaunts Way. At the roundabout turn left into Naseby Road and second left into Yardley Way where the property can be located on the left hand side.



Road Map



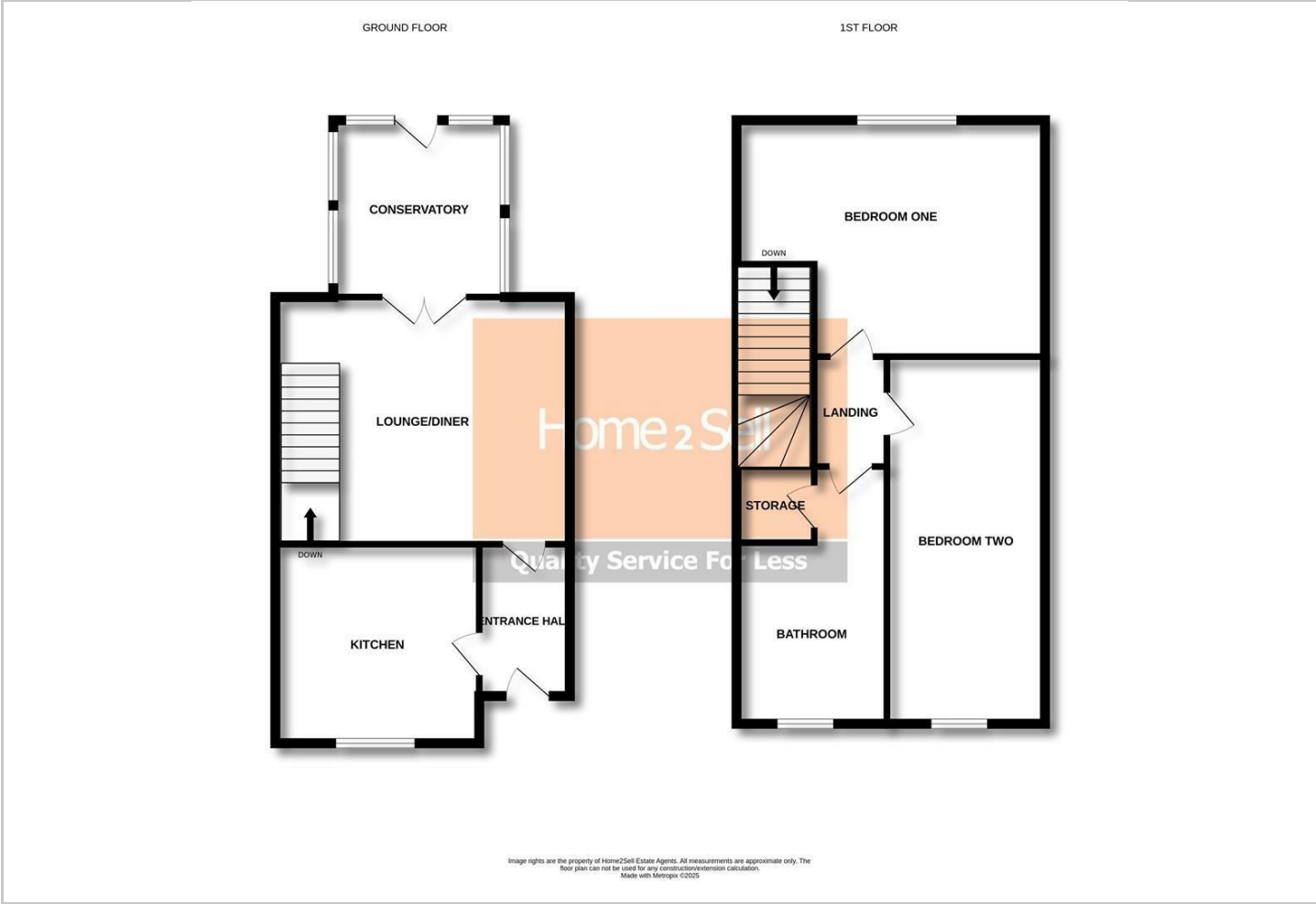
Hybrid Map



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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