

Home 2 Sell

Quality Service For Less



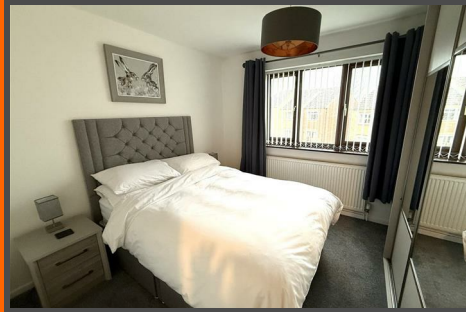
10 Arkwright Avenue

Belper, DE56 0HY

£169,950



Occupying this highly desirable location is this one bedroomed end terrace property, representing an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and superbly presented residence. The house which has elevations of mellow facing brickwork and an extended tarmac driveway with gated access to a delightful rear garden. Accommodation comprising in brief of entrance hall, fitted kitchen, lounge dining room with French doors to the rear garden aspect. To the first floor landing, a master bedroom with fitted mirror fronted "Gliderobe" wardrobes and a luxury family bathroom having a three piece suite. Having PVCu double glazing and gas central heating with brand new Ideal gas combination boiler. Viewing Essential. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Entrance Hall

Having a storm porch canopy with storage the property is entered via composite door with glazed inserts. Central heating radiator, laminate grey wood grain effect flooring and ceiling light.

Fitted Kitchen

7'3" x 6'10" (2.23m x 2.10m)

Having a modern fitted kitchen with a range of base wall and matching drawer units with roll top work surfaces over incorporating a sink drainer unit with Chrome Swan neck mixer tap, complimentary splash back tiling, integrated electric fan assisted oven with gas four ring hob and stainless steel extractor canopy over. Space and plumbing for an automatic washing machine and space for a fridge freezer. Ceramic tile wood grain effect flooring, PVCu double glazed window to the front elevation and ceiling light.

Lounge Dining Room

10'2" x 9'4" extending 12'8" max (3.10m x 2.87m extending 3.88m max)

This well proportioned room has PVCu double glazed Patio doors to the rear garden aspect, laminate grey wood grain effect flooring, column radiator, central heating radiator, television point and ceiling light.

To the first floor landing

Having access to the loft void where the brand new Ideal 24 gas combination boiler is installed which services the domestic hot water and central heating system. Two useful storage cupboards, central heating radiator and ceiling light.

Bedroom

9'6" x 10'1" (2.92m x 3.09m)

Having a PVCu double glazed window to the rear elevation, central heating radiator and ceiling light. Having bespoke fitted "Gliderobe" mirror fronted wardrobes with soft close.

Luxury Bathroom

Having a beautiful fitted three piece suite comprising of a close couple WC, vanity hand wash basin with fitted cupboard and a P shaped bath with panelled side having a "Bristan" electric shower over. PVCu double glazed opaque window to the front elevation, column radiator and wood grain effect flooring. Complimentary wall tiling and ceiling light.

Outside

The property is set back from the road by and extended tarmac driveway providing off road parking for several vehicles. Having gated access to the rear garden.

To the rear a delightfully enclosed and low maintenance garden having patio terrace immediately to the rear giving way to a lawn area with adjacent shale area with a decked terrace at the foot of the garden making an ideal place for "el fresco" dining and entertaining in the summer months.

Area

10 Arkwright Avenue 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.

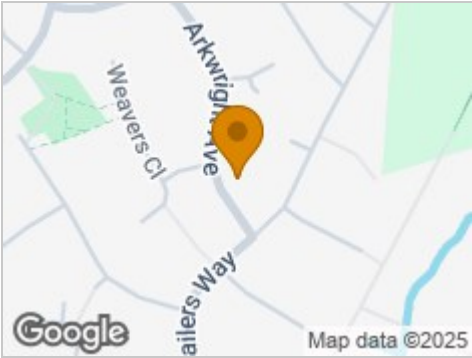
There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

Directional Note

From the Home2sell Belper office leave Belper along Chesterfield Road, which becomes Laund Hill and then Far Laund. Eventually take a right hand turn onto Ashford Rise and first left onto Edensor Drive. Take a left hand turn onto Arkwright Ave, where no. 10 can be found.



Road Map



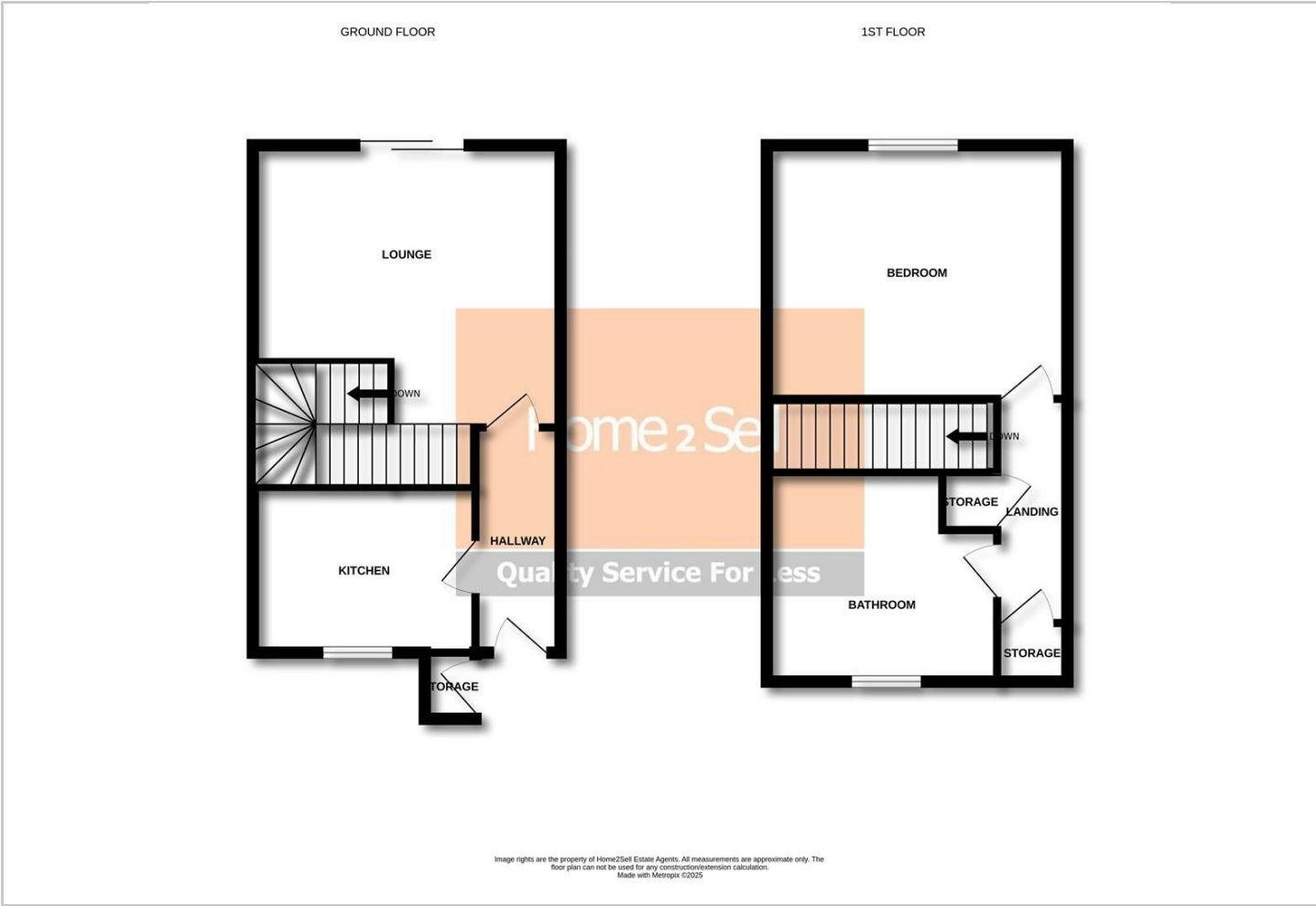
Hybrid Map



Terrain Map



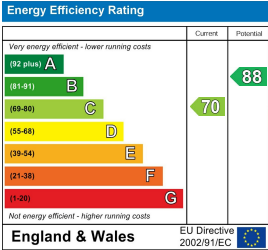
Floor Plan



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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