

Home 2 Sell

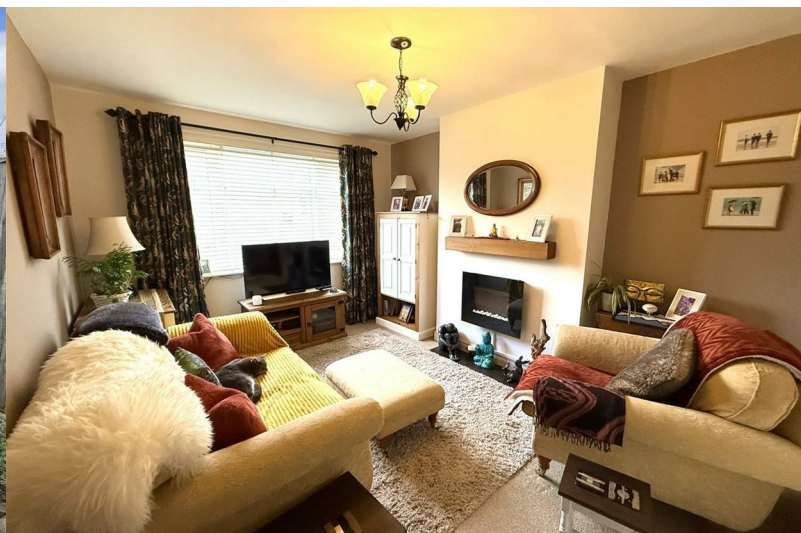
Quality Service For Less



3 Highwood Avenue

Belper, DE56 1SP

£230,000



Home2sell are delighted to offer this two bedroomed semi detached property, which represents an excellent opportunity for the discerning purchaser, looking to acquire an easy to manage and beautifully presented family home. Supplemented by sealed unit PVCu double glazing and gas central heating, a recommended internal inspection will reveal: Entrance Hall, Lounge with feature fire, modern dining kitchen and PVCu conservatory. To the first floor the landing with two well proportioned bedrooms the master having an ensuite shower and a family bathroom having a three piece suite. Outside to the front a low maintenance garden with adjacent driveway having gated access to the rear. A special feature of the sale is the delightful and generously proportioned rear garden which enjoys a most pleasant aspect having a variety of low maintenance areas with decking and patio sun terrace. Viewing Essential. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Entrance Hall

Having a storm porch vestibule the property is entered via a PVCu door with glazed inserts, laminate wood grain effect flooring, central heating radiator and ceiling light. Useful under stairs storage having a PVCu double glazed opaque window to the side elevation. Wall mounted BAXI gas combination boiler which services the domestic hot water and central heating system.

Stairs off to the first floor landing

Lounge

13'6" x 10'11" reducing 9'7" (4.14m x 3.34m reducing 2.93m)

Having a PVCu double glazed window to the front elevation, central heating radiator, wall mounted electric fire, television point and ceiling light.

Dining Kitchen

17'3" x 6'8" (5.28m x 2.05m)

Having a modern fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating an inset sink with chrome mixer tap. Having a NEFF induction hob with extractor canopy over, integrated electric Hotpoint fan assisted oven, space and plumbing for an automatic washing machine, space for a fridge freezer and space for a dishwasher. Complimentary splash back tiling, vinyl flooring and ceiling lighting. PVCu double glazed window to the conservatory and PVCu door.

Conservatory

14'2" x 6'10" (4.33m x 2.09m)

Being of PVCu sealed unit construction with a polycarbonate roof system. PVCu door to the rear garden aspect.

To the first floor landing

Having a PVCu double glazed window to the side elevation, ceiling light and access to the loft void.

Bedroom One

10'5" x 11'6" (3.20m x 3.52m)

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light. Door tot he ensuite shower room.

Ensuite

Having a tiled shower cubicle with a Mira electric shower unit, vinyl wood grain effect flooring, chrome ladder style heated towel rail, wall tiling having beautiful inset mosaic, PVCu double glazed opaque window to the front elevation.

Bedroom Two

10'3" x 9'8" (3.14m x 2.96m)

Having a PVCu double glazed window to the rear elevation enjoying the fine aspect and panoramic roof top views towards the Chevin and rolling Derbyshire countryside beyond. Central heating radiator and ceiling light.

Family Bathroom

Having a three piece suite comprising of a bath with panelled side having hand held shower attachment, complimentary splash back tiling, porcelain sink bowl set on a wooden bespoke frame with a chrome mixer tap and a close couple WC. Central heating radiator, PVCu double glazed window to the rear elevation.

Outside

Outside to the front a low maintenance garden with adjacent driveway having gated access to the rear. A

special feature of the sale is the delightful and generously proportioned rear garden which enjoys a most pleasant aspect having a variety of low maintenance areas with decking and patio sun terrace.

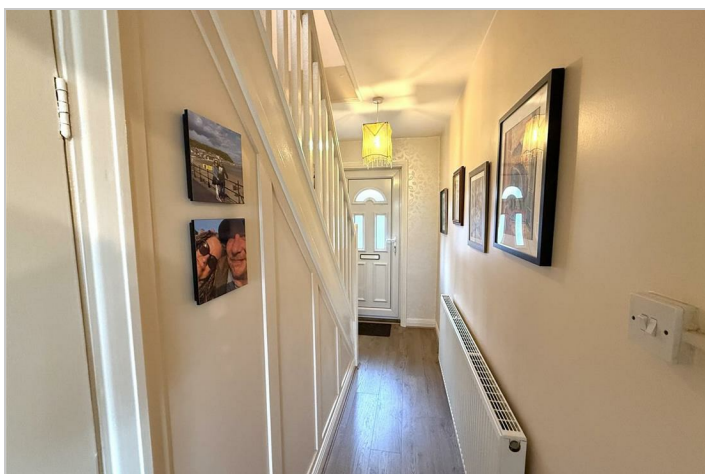
Area

Bargate is a small residential area situated between Holbrook and Belper. Bargate has one village inn and Holbrook is situated approximately half a mile away and boasts two village inns, a reputable primary school and shop. The market town of Belper is situated approximately two miles to the north and provides an excellent range of amenities including shops, schools at all levels, railway station and recreational facilities. The city of Derby lies approximately six miles to the south and there is fast access onto the A38 leading to the M1 motorway.

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

Leave Belper Town Centre along Chapel Street, straight over at the Morrisons roundabout and turn left on to Gibfield Lane, right on to Holbrook Road which then becomes Bargate Road. Continue up the hill to the traffic island and take a left hand turning onto Sandbed Lane then first left onto Highwood Avenue where the property will be clearly identifiable by our distinctive Home2sell 'For Sale' board on the left.



Road Map



Hybrid Map



Terrain Map



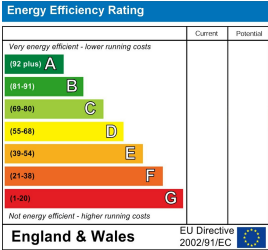
Floor Plan



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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