

Home 2 Sell

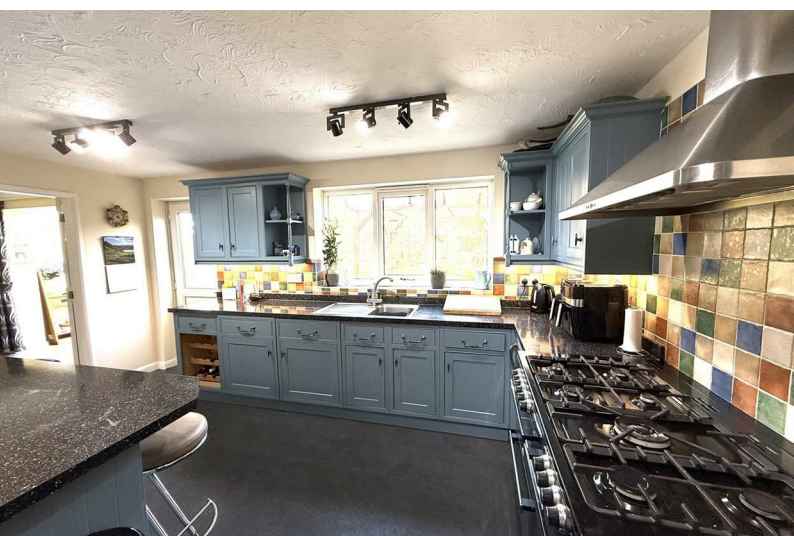
Quality Service For Less



19 Bradwell Way

Belper, DE56 1NJ

Offers Around £395,000



Occupying this popular and convenient location, is this stylish and attractive gable fronted, modern four bedroomed detached residence which represents an excellent opportunity for the discerning purchaser, looking to acquire a well presented and maintained family home. Supplemented by PVCu double glazing and gas central heating, a recommended internal inspection will reveal: Entrance hall, guest cloakroom WC, good size lounge with feature fireplace, dining room, superb fitted kitchen and a PVCu conservatory having glazed roof. To the first floor landing there is a master bedroom with en suite and three further bedrooms all of which have the benefit of fitted wardrobes and a family shower room. Outside to the front a low maintenance front garden with lawn and border with a resin driveway providing off road parking and a single garage. To the rear a generously proportioned garden having patio sun terrace, lawn, borders and further sun terrace patio. 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 PVCu double glazed window to the front elevation, central heating radiator, ceiling light and staircase off to the first floor landing.

Guest Cloakroom WC

Having a two piece suite comprising of a close couple WC and a hand wash basin.

Lounge

10'8" x 14'1" (3.26m x 4.30m)

Having a walk in bay PVCu double glazed window to the front elevation, central heating radiator, television point, coving to the ceiling and two ceiling lights. The focal point of the room is a gas coal effect living flame fire set on a raised marble aggregate hearth with matching back drop and Adam style surround. French doors to the Dining Room.

Dining Room

9'0" x 10'3" (2.75m x 3.14m)

Having a coving to the ceiling and ceiling light, central heating radiator and being open plan to the conservatory.

Conservatory

12'2" x 9'5" (3.73m x 2.89m)

Being of PVCu sealed unit construction on a brick base with a glass roof system. Quality Karndean flooring, television point, ceiling light and fan. PVCu double glazed French doors to the side elevation.

Kitchen

15'3" x 9'0" extending 13'1" (4.65m x 2.75m extending 4.00m)

Having a beautiful fitted kitchen comprising of a range of base wall and matching drawer units with work surfaces over incorporating a stainless steel sink

drainer unit with chrome mixer tap, display cabinet, complimentary splash back tiling, three ceiling lights, PVCu double glazed window to the rear garden aspect, PVCu door to the rear garden aspect. Having a range cooker with stainless steel extractor canopy over, wine rack, breakfast bar, space and plumbing for an automatic washing machine, space for a free standing fridge and freezer and integrated dishwasher.

To the first floor landing

Having access to the loft void. Having boarding.

Master Bedroom

10'6" reducing 8'10" x 13'8" ext 17'0" max (3.21m reducing 2.70m x 4.17m ext 5.20m max)

Having fitted wardrobes, two PVCu double glazed windows to the front elevation, central heating radiator, useful storage cupboard, ceiling light.

En suite Shower Room

Having a luxury modern three piece suite comprising of a shower enclosure having a thermostatically controlled shower, close couple WC and vanity hand wash basin. Complimentary wall tiling, chrome heated towel rail and PVCu double glazed opaque window to the front elevation.

Bedroom Two

8'4" x 12'9" reducing 10'8" (2.56m x 3.90m reducing 3.27m)

Having a PVCu double glazed window to the rear elevation, fitted wardrobe, central heating radiator and ceiling light.

Bedroom Three

8'1" extending 9'4" x 9'8" red 9'3" (2.48m extending 2.86m x 2.97m red 2.82m)

Having a PVCu double glazed window to the rear

elevation, fitted wardrobe, central heating radiator and ceiling light.

Bedroom Four

7'4" red 6'0" x 8'0" (2.24m red 1.84m x 2.46m)

Having a PVCu double glazed window to the rear elevation, fitted wardrobe, central heating radiator and ceiling light.

Family Shower Room

Having a modern luxury shower room comprising of a walk in shower with thermostatically controlled shower, wall mounted hand wash basin and a close couple WC. Chrome ladder style heated towel rail, PVCu double glazed opaque window to the side elevation. Complimentary wall and floor tiling.

Outside

Outside to the front a low maintenance front garden with lawn and border with a resin driveway providing off road parking and a single garage. To the rear a generously proportioned garden having patio sun terrace, lawn, borders and further sun terrace patio.

Area

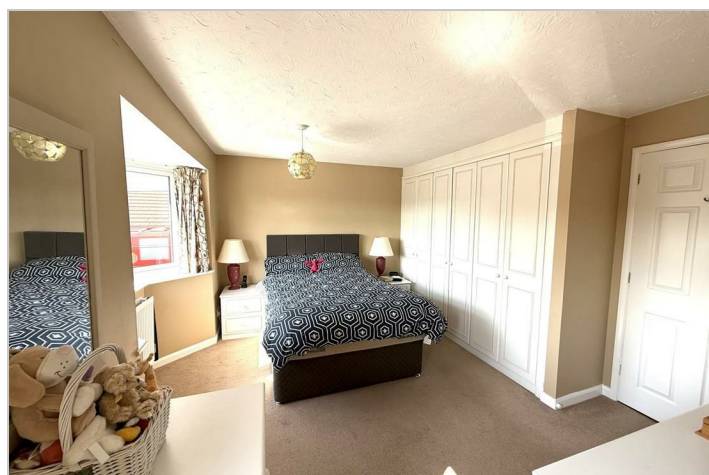
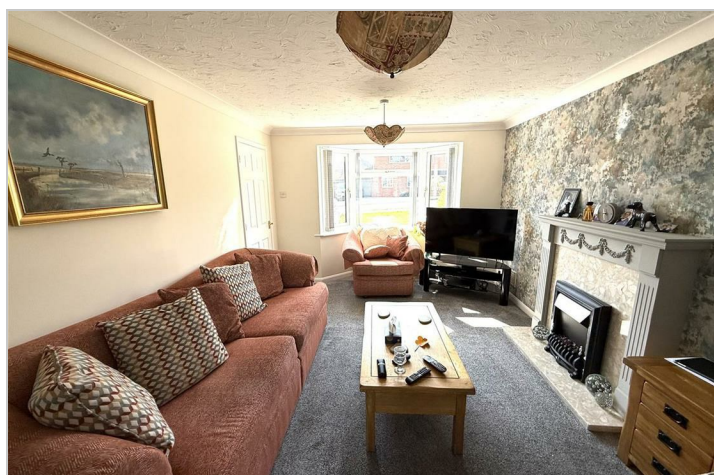
19 Bradwell Way is situated approximately a mile from the centre of Belper which provides a n excellent range of amenities including shops, schools and

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 Belper branch of Home2sell travel along Chesterfield Road, which becomes Laund Hill, and eventually Far Laund. Take the right hand turn onto Ladywood Avenue, and first left onto Bradwell Way, where No 19 can be found on the left hand side of the road clearly denoted by our distinctive Home2sell For Sale Board.



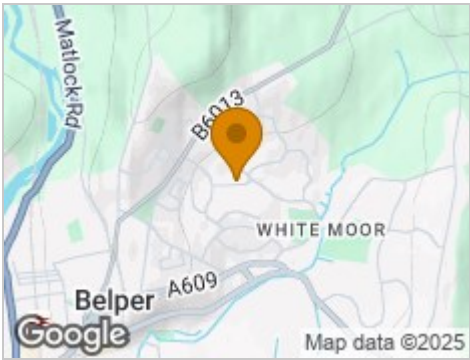
Road Map



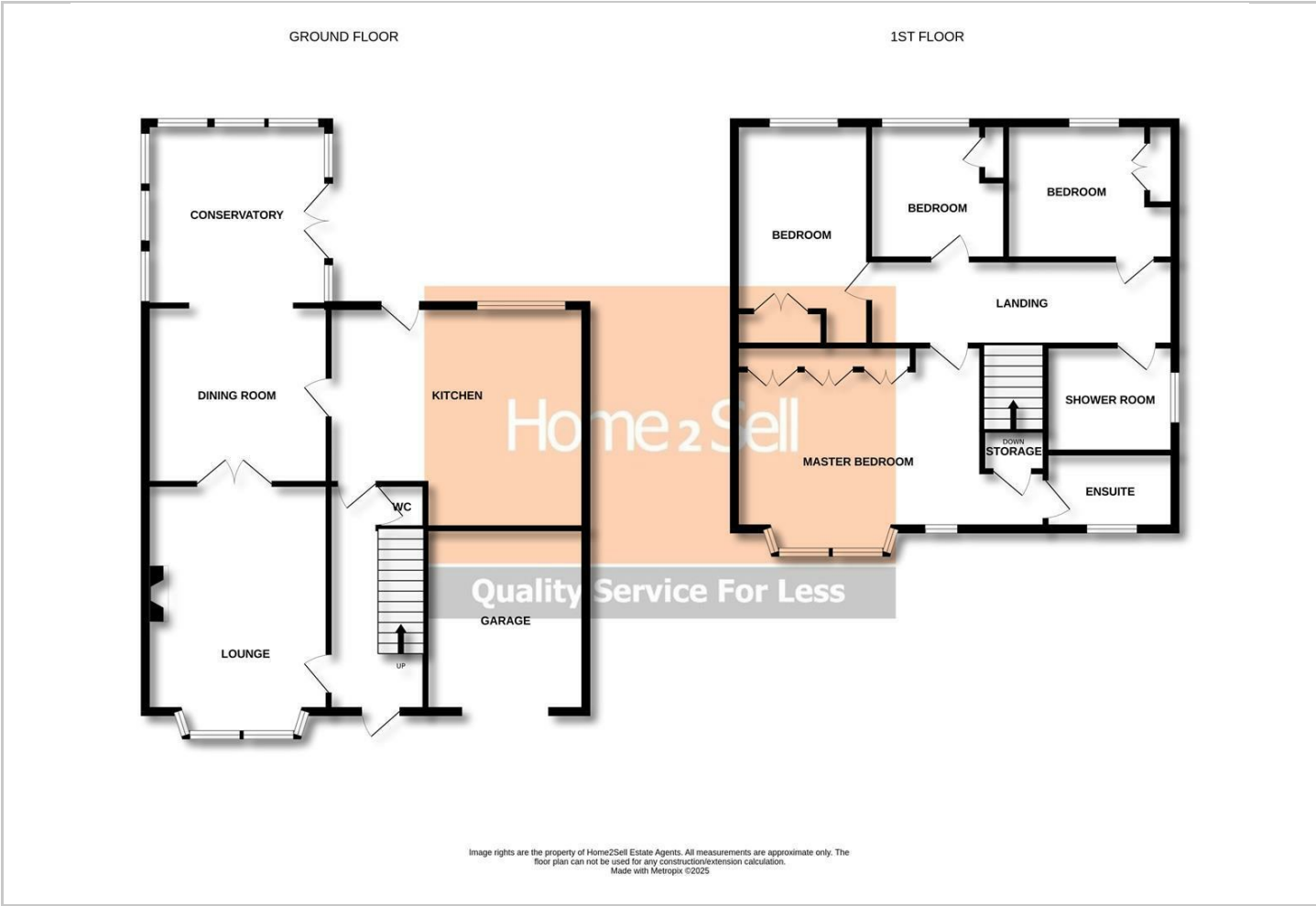
Hybrid Map



Terrain Map



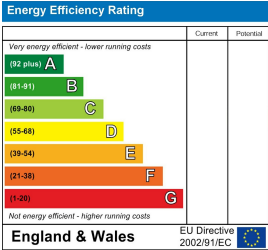
Floor Plan



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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