

Home 2 Sell

Quality Service For Less



22 Manor Road

Belper, DE56 1NT

Offers Around £250,000





Home2sell are delighted to offer this well presented three bedroomed 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, being within easy walking distance to Belper Town Centre. Supplemented by sealed unit PVCu double glazing (where stated) and gas central heating. Accommodation consisting of entrance hall, lounge with feature fireplace, dining room, fitted kitchen, conservatory, utility room, WC and storage. To the first floor, a spacious landing leads to the master bedroom, further generous double bedroom and a good sized single bedroom and beautiful family shower room having a three piece suite. Outside to the front a block paved driveway provides off road parking with adjacent garden to the side mainly laid to lawn. To the rear a generous delightful enclosed garden enjoying a fine aspect with patio and lawn. Viewing Essential.



### Entrance Hall

Having a storm porch canopy the property is entered via a composite PVCu door having glazed inserts, central heating radiator, PVCu double glazed window to the side elevation, ceiling light, cupboard and stairs off to the first floor landing.

### Lounge

12'2" x 13'5" reducing 11'6" (3.72m x 4.10m reducing 3.53m )

Having a walk in bay PVCu double glazed window to the front elevation, central heating radiator, wall and ceiling lighting, gas coal effect living flame fire set on a raised marble aggregate hearth with matching back drop and surround, bespoke cupboard and door to the dining room.

### Fitted Kitchen

8'1" x 11'1" (2.48m x 3.39m )

Having a traditional fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a stainless steel sink drainer unit with chrome mixer tap, complimentary splash back tiling, PVCu double glazed window to the side elevation, vinyl tile effect flooring, space for a fridge freezer, cooker and hob, ceiling light, extractor and glazed door to the rear.

### Dining Room

10'9" x 10'5" (3.30m x 3.20m )

Having PVCu double glazed sliding doors to the conservatory, central heating radiator, coving to the ceiling and light.

### Conservatory

6'8" x 8'8" (2.05m x 2.65m )

Having a polycarbonate roof system with PVCu double glazed upper windows to the side elevation, double PVCu doors and matching PVCu double

glazed side windows to the rear garden aspect. Wood grain effect flooring, central heating radiator, wall light and a PVCu window and door to the utility area.

### Utility Area

Having a Polycarbonate roof system and power. Wall light and side access door having glazed inserts.

### Utility

Having a PVCu double glazed window. Space and plumbing for an automatic washing machine with work surface over. Space for a freezer and tumble dryer.

### Storage

Useful storage space.

### WC

Having a low flush WC.

### To the first floor landing

Having access to the loft void. PVCu double glazed opaque window to the side elevation.

### Bedroom One

11'6" x 10'6" (3.53m x 3.22m )

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light. Storage recess. Wardrobes included with sale.

### Bedroom Two

10'6" x 9'9" extending 10'6" (3.22m x 2.98m extending 3.21m )

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

### Bedroom Three

9'8" reducing 6'4" x 7'9" reducing 4'4" (2.95m reducing 1.94m x 2.38m reducing 1.34m )

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light. Cupboard housing the gas combination boiler which services the domestic hot water and central heating system.

### Family Bathroom

Having a modern three piece suite comprising of a close couple WC, tiled shower enclosure with electric Triton shower unit and a vanity hand wash basin with fitted cabinet. Ladder style heated towel rail, PVCu double glazed windows to the rear and side elevations, ceramic tiled flooring, complimentary wall tiling and recessed ceiling lighting. Extractor fan.

### Outside

Outside to the front a block paved driveway provides off road parking with adjacent garden to the side mainly laid to lawn. To the rear a generous delightful enclosed garden enjoying a fine aspect with patio and lawn.

### Area

22 Manor Road is situated within a short walk 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 our Belper branch of Home2sell proceed down market place, left on to Queen Street then right on to Manor Road where 22 can be found on the right hand side clearly denoted by our distinctive Home2sell For sale board.



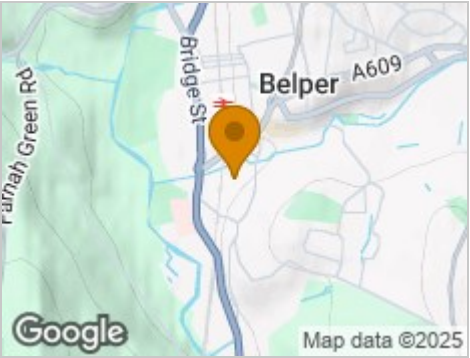
Road Map



Hybrid Map



Terrain Map



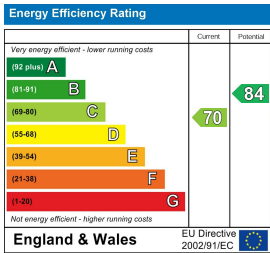
Floor Plan



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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