

Home 2 Sell

Quality Service For Less



## 11 Kendray Close

Belper, DE56 0EY

Offers Around £429,950





Home2sell are delighted to offer this outstanding extended gable fronted modern four bedroom detached residence, which occupies this highly sought after and convenient cul-de-sac location. The property has been upgraded to an exceptionally high standard, and requires an internal inspection to truly appreciate the superbly presented accommodation. Supplemented by sealed unit PVCu double glazing and gas central heating. Accommodation consisting of entrance hall with guest cloakroom WC, lounge with feature multi fuel burning stove, impressive open plan living kitchen room. To the first floor, spacious landing leads to the master bedroom with double built-in wardrobes and a luxury en suite three piece bathroom suite. Three further good sized bedrooms and family bathroom. Outside the property has a block paved driveway with car standing space and single garage. To the rear is a delightful mature garden with patio and lawn. Viewing Essential.



### Entrance Hall

The property is entered via a quality composite door with double glazed insert, column radiator, recessed ceiling lights, wood grain effect flooring and staircase off to the first floor landing.

### Guest Cloakroom WC

Having a two piece suite comprising of a low level flush WC and a pedestal hand wash basin. Central heating radiator, laminate wood grain effect flooring, PVCu double glazed opaque window to the side elevation.

### Lounge

3.55m x 5.69m

Having glazed door and matching side panel from the entrance hall. Walk in bay PVCu double glazed window the front elevation with feature inset arches, coving to the ceiling and two ceiling lights. The focal point of the room is an inset multi fuel Flavel burning stove set on a polished ceramic tile hearth with wooden exposed mantle. Laminate wood grain effect flooring, central heating radiator and Television point.

### Living Dining Kitchen

7.41m x 4.15m extending 5.48m

A special feature of the sale is with out doubt this living space, having Viva bi fold aluminium doors to the rear garden aspect, PVCu double glazed window to the rear elevation and quality LVT flooring. Recessed ceiling lighting and Television point having SKY. The kitchen area by 'Holtams' has a range of base wall and matching drawer units with display cabinet and roll top work surfaces over incorporating a Blanco one and a half sink drainer unit with mixer tap. With integrated automatic washing machine and dishwasher. Integrated microwave oven. Complimentary splash back tiling and under unit lighting. Space for an American style fridge freezer,

integrated double oven, four ring hob and stainless steel extractor over. Column radiator and central heating radiator and television point.

### To the first floor landing

Having a PVCu double glazed window to the side elevation, airing cupboard, access to the loft void. Having pull down loft ladder.

### Master Bedroom

3.28m x 4.73m

Having two PVCu double glazed windows to the front elevation with window seat enjoying views, two fitted wardrobes, central heating radiator, Television and telephone point. Laminate wood grain effect flooring and ceiling light.

### En suite

Having a beautiful three piece suite comprising of a vanity hand wash basin, low level flush WC and a walk in shower cubicle having a thermostatically controlled shower. Chrome ladder style heated towel rail and PVCu double glazed opaque window the front elevation.

### Bedroom Two

2.49m x 3.94m

Having two fitted wardrobes, PVCu double glazed window to the rear elevation, laminate wood grain effect flooring, television point and central heating radiator.

### Bedroom Three

2.52m x 2.67m

Having a fitted wardrobe, central heating radiator, laminate wood grain effect flooring, PVCu double glazed window to the rear elevation and Television point.

### Bedroom Four 3.05m x 2.15m

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

### Family Bathroom

Having a three piece suite comprising of a bath with panelled side and Triton electric shower over, pedestal hand wash basin and a low couple flush WC. Exposed hand painted floor boards, central heating radiator and a PVCu double glazed opaque window to the side elevation.

### Outside

The property is set back from the road behind a block paved driveway to the front providing off road parking for several vehicles. Having gated access to the side and leading to the rear garden.

A special feature of the sale is the rear garden which must be viewed to be fully appreciated having a block paved patio directly to the rear giving way to a generous lawn with mature oak tree and raised low maintenance borders. Timber fencing to the boundaries.

### Garage

Having roller shutter door, power and light. Having a wall mounted Logic Heat 24 gas boiler which services the domestic hot water and central heating system.

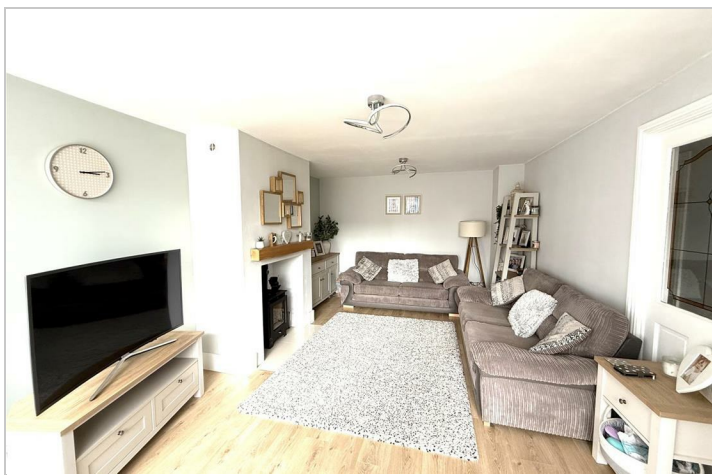
### Area

11 Kendray Close 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 our Belper Office, proceed along the Market Place, which becomes High Street and then Spencer Road. Turn right at the mini-roundabout onto Short Street and left at the next mini-roundabout onto Kilbourne Road. Follow this road, eventually taking a left-hand turn, sign posted for John O'Gaunt's Way and continue for some distance eventually taking a right hand turn onto Royston Drive and left onto Kendray Close, take the right turn where the property will be found on the left hand side.



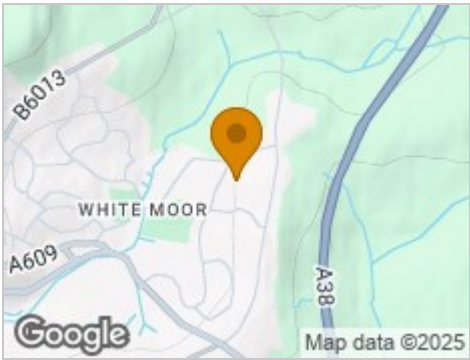
Road Map



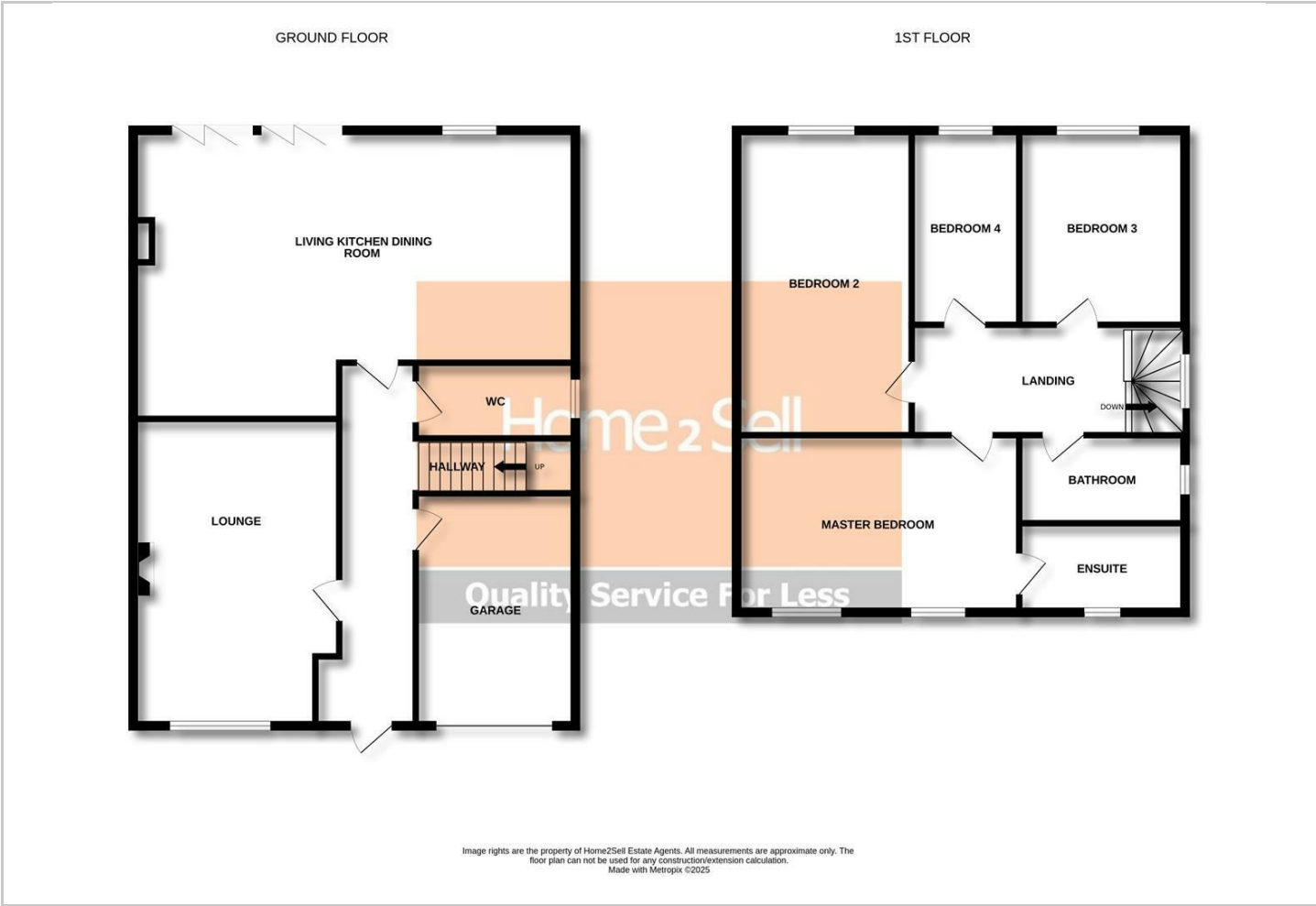
Hybrid Map



Terrain Map



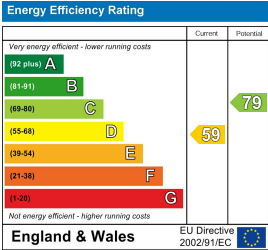
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.