

Home 2 Sell

Quality Service For Less



21 Lowlands Road

Belper, DE56 1HN

Offers Over £320,000



Home2Sell are delighted to offer For Sale this well presented three bedroom detached house located in an established and highly sought after residential area. An internal inspection of the property will reveal an entrance hall, guest WC, living room with a log burner, dining room, fitted kitchen with integral appliances and a boot room. To the first floor are three well proportioned bedrooms and a family bathroom. Outside there is ample off road parking, a garage and well maintained gardens to the front and rear of the house. The property also benefits from UPVC double glazing and gas central heating. Early viewing is strongly advised. DETAILS SUBJECT TO VENDOR APPROVAL AND MAYBE SUBJECT TO CHANGE.



Entrance Hall

A welcoming reception area having a UPVC double glazed outer entrance door, ceiling spot lights and a radiator. The hall also features wood effect LVT (luxury vinyl tile) flooring which continues through all the ground floor rooms.

WC

Appointed with a low flushing WC and a vanity wash hand basin with mixer tap. Splash back tiling, an extractor fan and ceiling light.

Living Room

13'5" x 14'9" (4.09m x 4.51m)

The focal point of the room being the chimney breast recess housing a log burner on a raised tiled hearth. UPVC double glazed window to the front elevation, ceiling light, radiator and a TV aerial point.

Dining Room

8'11" x 9'3" (2.72m x 2.83m)

Flowing seamlessly from the living room the dining room has UPVC double glazed doors opening to the rear garden, ceiling light and a contemporary vertical wall mounted radiator.

Kitchen

8'11" x 13'8" (2.72m x 4.17m)

Fitted kitchen appointed with matching wall and base units having wood effect roll edge work tops. Integral four ring gas hob having a chimney style extractor hood above. Separate built in double oven and grill, plus a fitted microwave oven all by NEFF. Inset one and a quarter bowl sink and drainer with mixer tap having complementary tiling to the splash back and work areas. Further integrated appliances include a fridge, freezer and a washing machine. Recessed

ceiling spot lights and down lights to the work tops. A double glazed rear elevation window and a UPVC double glazed side entrance door, a useful under stairs storage cupboard with shelving and light. The Boot Room which is located off the kitchen has a double glazed window to the side elevation, ceiling spot lights and a radiator.

Stairs and Landing

Having carpet, ceiling light, a UPVC double glazed window to the side elevation and the loft access hatch.

Bedroom One

11'6" x 10'11" (3.53m x 3.33m)

The principle bedroom has a fitted double wardrobe with mirror fronted sliding doors. UPVC double glazed window to the front elevation, wood effect LVT flooring, ceiling light and a radiator.

Bedroom Two

8'11" x 10'11" (2.73m x 3.33m)

The second double bedroom has a fitted single storage cupboard with shelving. UPVC double glazed window to the rear elevation, carpet, ceiling light and a radiator.

Bedroom Three

8'4" x 6'10" (2.55m x 2.10m)

The third well proportioned bedroom has UPVC double glazed windows to the side and front elevations, carpet, ceiling light and a radiator.

Bathroom

5'4" x 6'10" (1.64m x 2.09m)

Appointed with a low flushing WC, a vanity wash hand basin with mixer tap. Paneled side bath with

mixer tap and having a wall mounted shower fitted over featuring a fixed monsoon head and a detachable rinser. Complementary tiling to the splash back areas, an extractor fan, chromed ladder style radiator, ceiling spot lights, wood effect LVT flooring and an opaque UPVC double glazed window to the rear elevation.

Outside

To the front of the property is a lawn with a raised flower bed and a paved driveway providing ample off road parking space. There is a storm porch over the front entrance door where there is an outside light. The drive extends along the side of the house providing additional parking leading to the garage. To the side of the house is a storm porch over the side kitchen entrance door and there is an outside light. The rear garden has gravel and paved pathways, shaped lawn, raised flower beds and a patio seating area. The rear garden also benefits from a cold water tap, outside lighting and twin outdoor power sockets.

Garage

16'8" x 8'10" (5.09m x 2.71m)

Having an up and over front door, side personnel

door, a UPVC double glazed window to the rear elevation, power and light.



Road Map



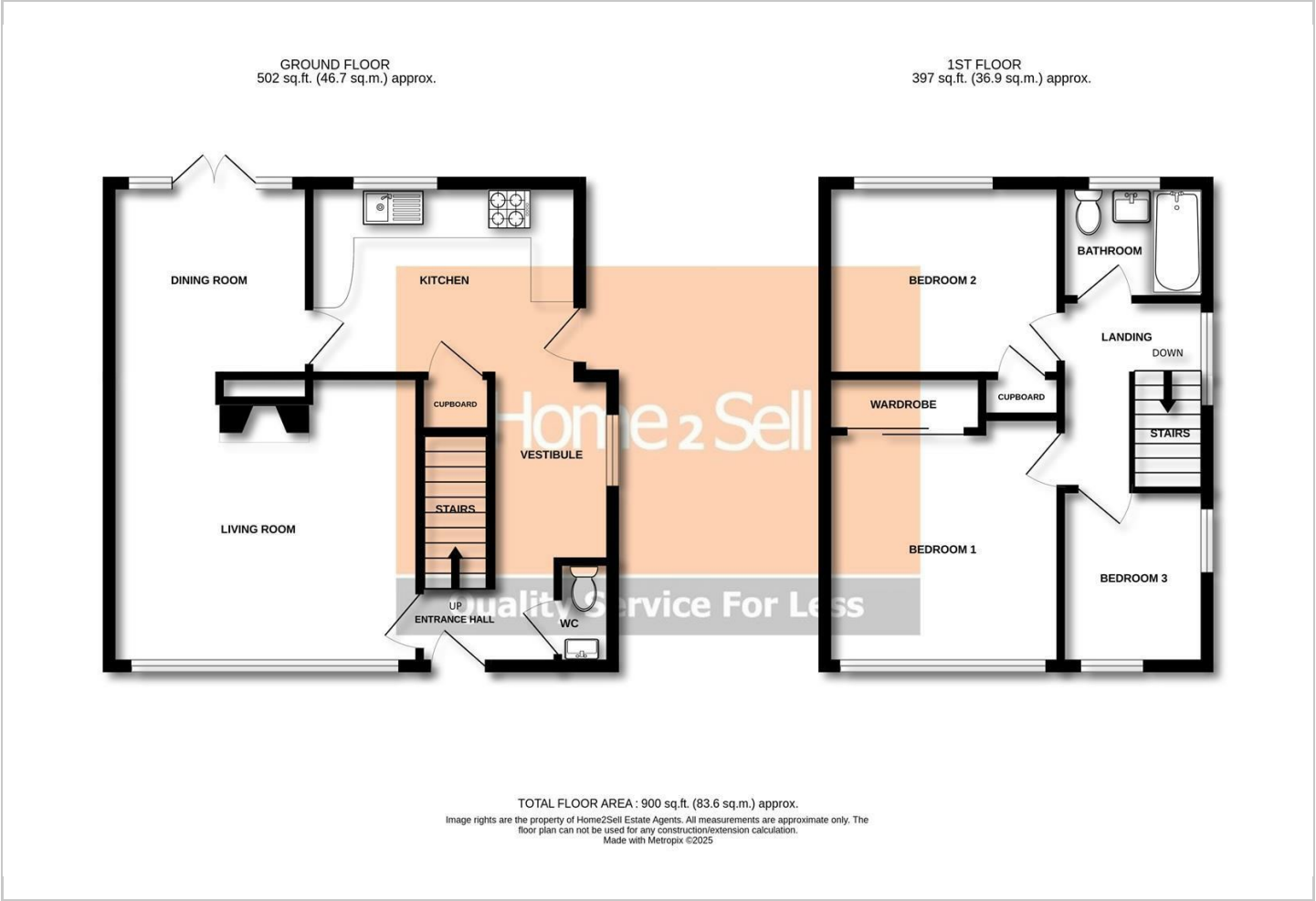
Hybrid Map



Terrain Map



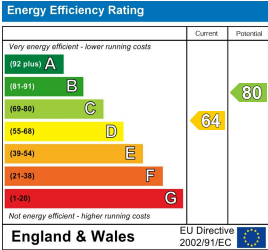
Floor Plan



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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