

Home 2 Sell

Quality Service For Less



18 Ash Acre

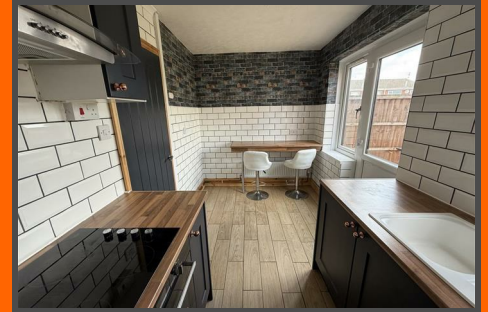
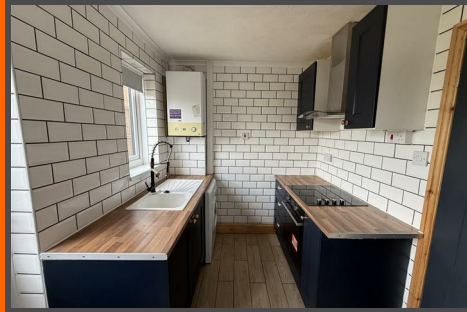
Belper, DE56 0DJ

£187,000



SOLD SUBJECT TO CONTRACT.

Occupying this popular and convenient location is this most stylish and appealing, modern two bed roomed residence, which represents an excellent opportunity for the discerning purchaser, looking to acquire a superbly presented home offering superb versatile living accommodation. Having the benefit of sealed unit PVCu double glazing and gas central heating. A recommended internal inspection will reveal: entrance porch, lounge and a fitted breakfast kitchen. To the first floor, the landing leads to a Master Bedroom and second bedroom and a family shower room bathroom having a three piece suite. To the outside front there is a lawn with a rear garden having a patio immediately to the rear giving way to a lawn with decking area. Off road parking. Viewing Essential. DRAFT DETAILS SUBJECT TO CHANGE AND VEDNOR APPROVAL.



Entrance Porch

The property is entered via a PVCu door having glazed insert, ceramic tiled wood grain effect flooring and ceiling light.

Lounge

14'4" max x 12'0" reducing 8'10" (4.37m max x 3.66m reducing 2.70m)

Having a PVCu double glazed window to the front elevation, central heating radiator, wall light and a ceiling light. Television point and stairs off to the first floor landing.

Kitchen

11'6" extending 11'11" x 6'9" (3.52m extending 3.65m x 2.08m)

Having a beautiful modern fitted kitchen comprising of a range of base wall and matching drawer units with wood block effect roll top work surfaces incorporating a sink drainer unit with Swan neck mixer tap. Space and plumbing for an automatic washing machine, integrated electric fan assisted oven and four ring electric hob with a stainless steel extractor canopy over. Complimentary wall tiling, PVCu door to the rear garden aspect, PVCu double glazed window to the rear elevation, breakfast bar, central heating radiator and a ceiling light. Having a wall mounted gas combination boiler which services the domestic hot water and central heating system.

To the first floor landing

Having ceiling light and access to the loft void.

Bedroom One

12'0" x 6'11" (3.67m x 2.12m)

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

Bedroom Two

8'7" x 6'7" (2.63m x 2.01m)

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light. Built in wardrobe.

Shower Room

Having a three piece suite comprising of a concealed cistern WC unit with vanity hand wash basin with cabinet below and a shower cubicle having a thermostatically controlled shower with rain head and hand held attachment. Having a heated towel rail, PVCu double glazed opaque window to the side elevation and complimentary wall tiling.

Outside

To the front of the property is a lawned garden with stepped path that leads to the front entrance door. To the rear a patio area, timber garden shed, lawn and timber decked patio. Beyond this there is a parking space allocated to the property.

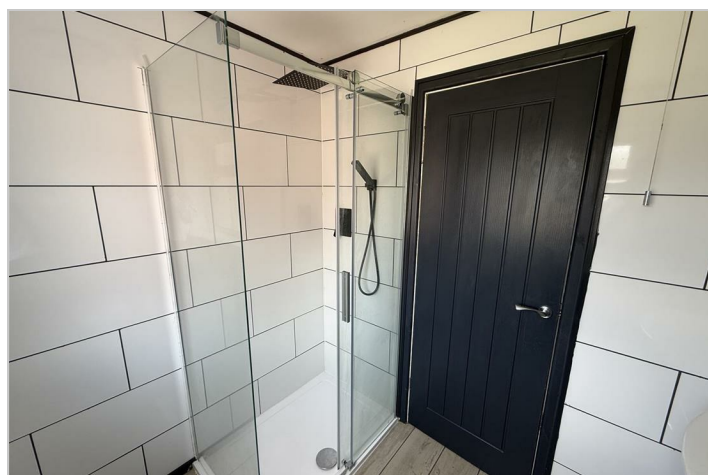
Area

18 Ash Acre 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 continue though the Market Place, High Street and onto Spencer Road. At the mini roundabout at the end of Spencer Road, turn right and then at another mini roundabout turn left onto Kilbourne Road. Proceed to the next mini roundabout where taking a left will take you onto John O'Gaunts Way, then turn left onto Ash Acre and the property can then be found clearly denoted by our distinctive Home2sell For sale board.



Road Map



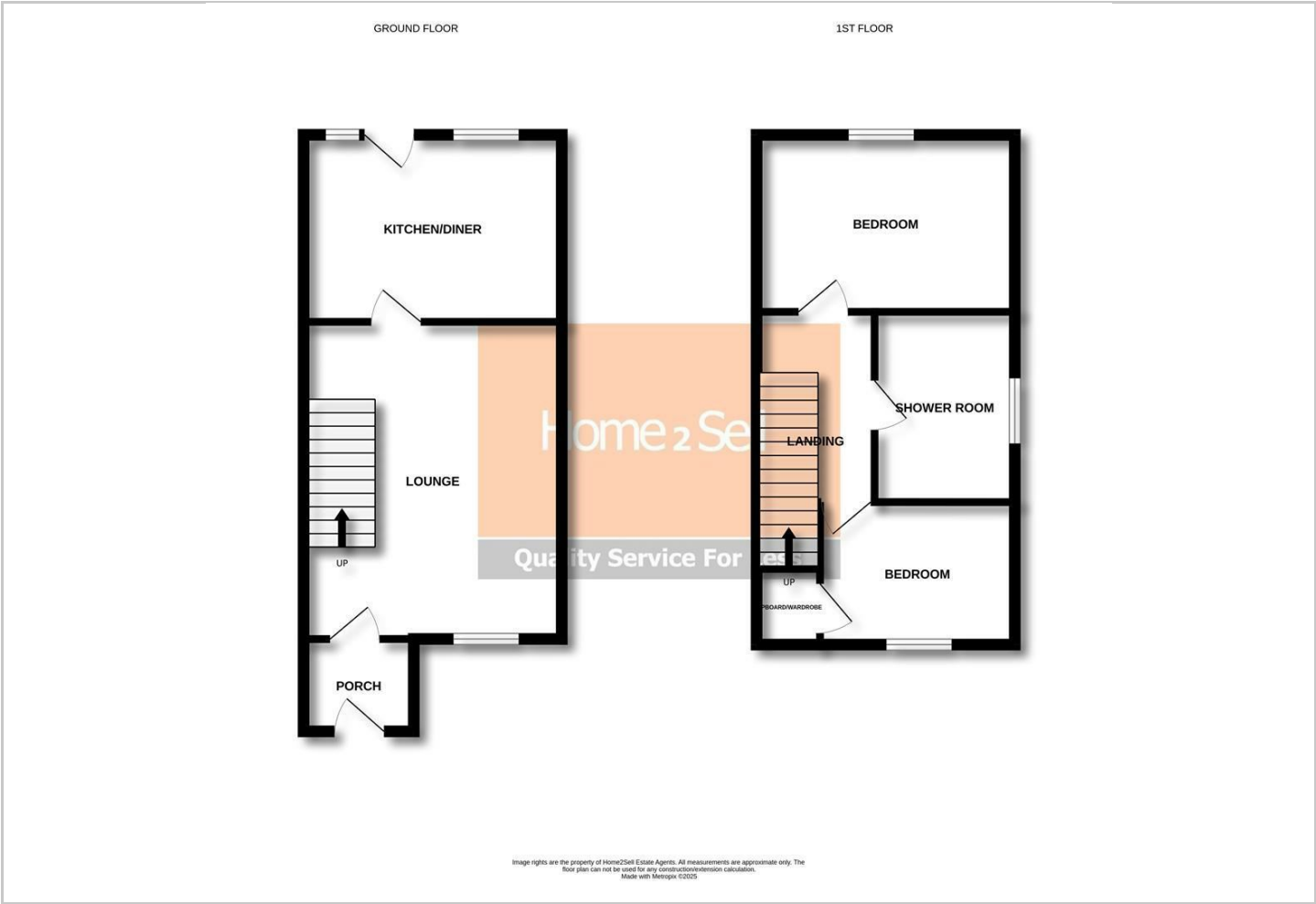
Hybrid Map



Terrain Map



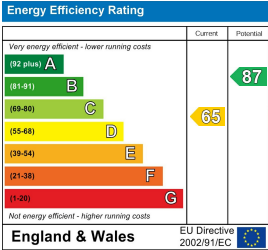
Floor Plan



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



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.