

Home 2 Sell

Quality Service For Less



4 Elm Avenue

Belper, DE56 1NB

£148,000



Home2sell are delighted to offer this two bedroomed first floor apartment situated in a popular and convenient location. The property benefits from a large solar panel system, Mitsubishi Ecodan Air Source Heat Pump providing a very efficient heating & hot water system with low energy costs as shown by the EPC Certificate. PVCu double glazing. The accommodation comprises in brief of entrance hall, lounge, breakfast kitchen, two well proportioned bedrooms and a family shower room having a three piece suite. Gardens to the side and rear. VIEWING ESSENTIAL.



### Entrance Hall

The property is entered via a PVCu door with glazed inserts and PVCu double glazed window to the side. Ceiling light, wood grain effect flooring and stairs off to the first floor landing.

### Lounge

11'9" x 12'8" (3.60m x 3.88m )

Having a single glazed window to the rear elevation, central heating radiator, useful bespoke storage cupboard and feature fireplace. Television point and ceiling light.

### Kitchen

8'2" ext 12'2" x 8'7" red 5'6" (2.49m ext 3.73m x 2.62m red 1.69m )

Having a range of base wall and matching drawer units with work surfaces over incorporating a stainless steel sink drainer unit with chrome mixer tap. Cupboard with space for a fridge freezer, space amnd plumbing for an automatic washing machine, space for a cooker, Pantry, ceiling light, PVCu double glazed windows to side and rear elevations.

### Bedroom One

8'8" reducing 4'10" x 19'2" red 14'2" (2.66m reducing 1.48m x 5.85m red 4.32m )

Having two PVCu double glazed windows to the side elevation, central heating radiator and ceiling light. Fitted Wardrobe over stairs.

### Bedroom Two

8'9" x 14'4" (2.67m x 4.37m )

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

### Shower Room

Having a three piece suite comprising of a close couple WC, pedestal hand wash basin and a walk in shower enclosure having a thermostatically controlled shower. Chrome ladder style heated towel rail, complimentary wall tiling, central heating radiator, PVCu opaque window to the side elevation.

### Outside

Having garden to the side laid mainly to lawn. With further garden to the rear laid mainly to lawn.

### Outbuildings

Having two outbuildings offering ideal storage.

### Area

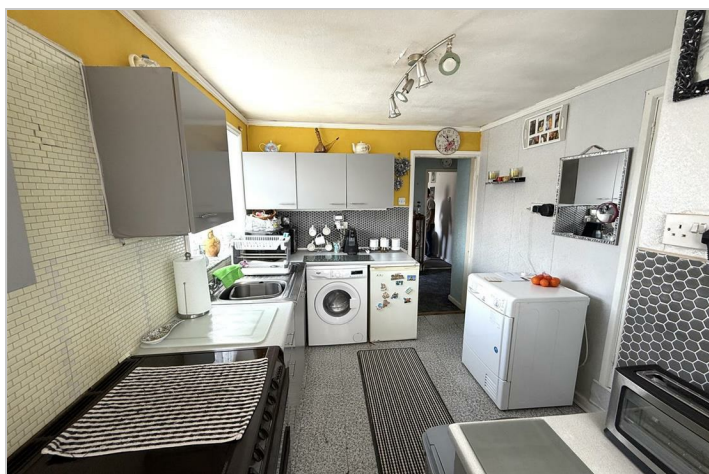
4 Elm Avenue is situated approximately a mile from the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's 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 Chapel Street towards the Morrison's roundabout, turn left onto New Road, continue through the Market Place and bear right onto Lander Lane. At the T junction proceed straight across onto Parkside which then

becomes Mill Lane, continue up the hill which then becomes Park Road, turn left on to Elm Avenue where the property can found on the right hand side as denoted by our distinctive Home2sell For sale board.



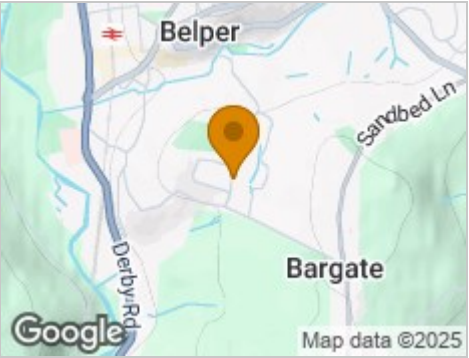
Road Map



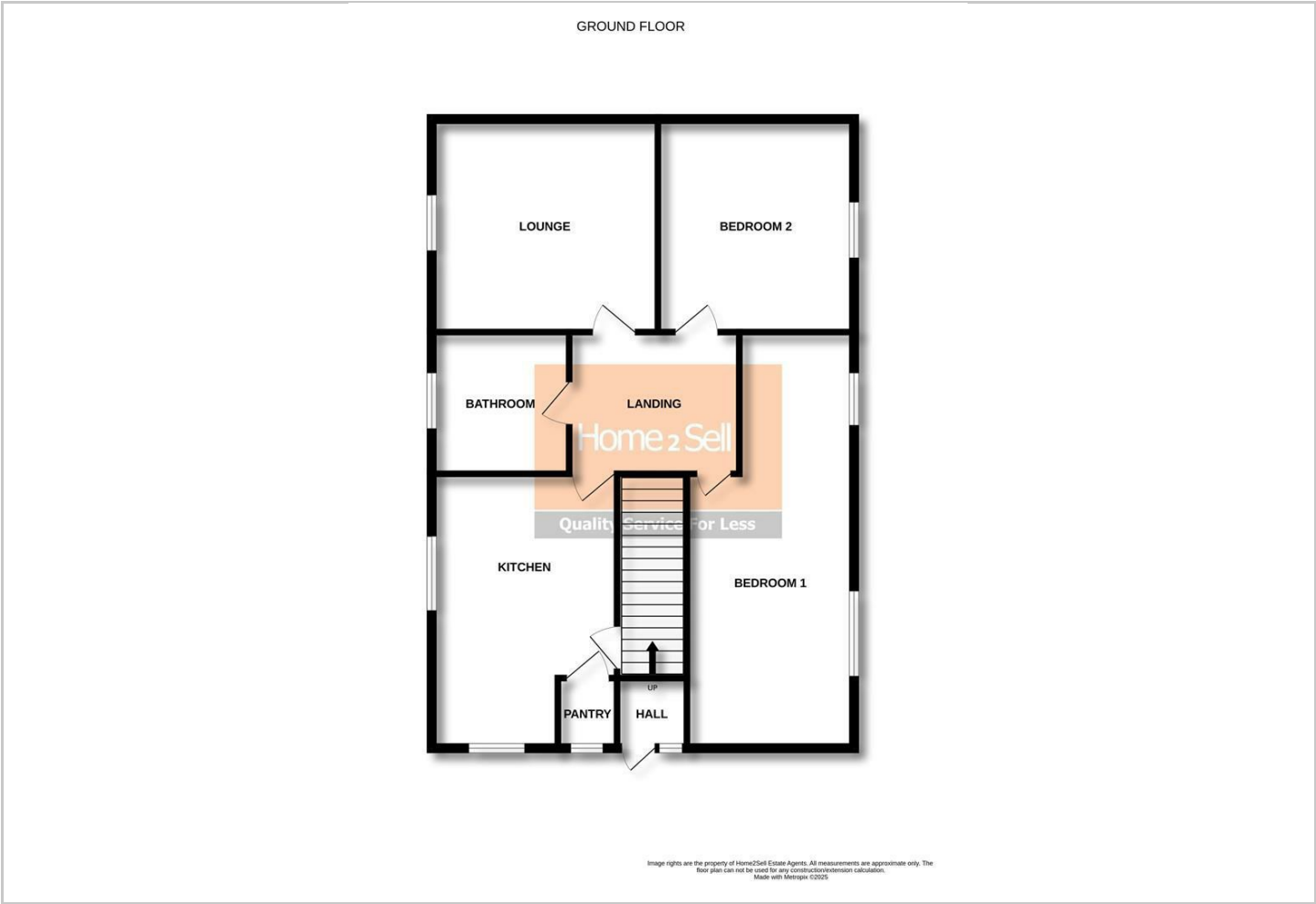
Hybrid Map



Terrain Map



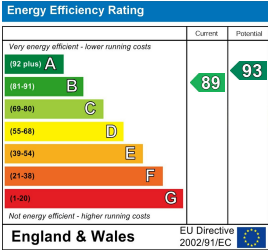
Floor Plan



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.