

Home 2 Sell

Quality Service For Less



4 Cabot Close

Belper, DE56 0JQ

£415,000



Situated on the outskirts of a much sought after, modern residential location, is this stylish and sympathetically extended FOUR bedroomed detached property with integral garage. The property represents an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and superbly presented family home. Having sealed unit PVCu double glazing and gas central heating the well appointed and maintained living accommodation consists of; Entrance hall, lounge with feature fireplace, modern fitted kitchen with built-in appliances, utility room and guest cloakroom WC, dining room and PVCu conservatory having insulated roof system. To the first floor landing a master bedroom with a modern en suite shower room, three further very well proportioned bedrooms and a family bathroom having a three piece suite. Having a tarmac driveway providing useful car standing space leading to the integral garage. Immediately to the rear of the property there is a generous garden which enjoys a most pleasant aspect having a patio terrace and manicured lawn. Viewing Essential. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Entrance Hall

The property is entered via a composite door having glazed inserts and matching side window, Hive central heating control, laminate wood grain effect flooring, dado rail, central heating radiator, hanging space and stairs off to the first floor landing.

Lounge

15'9" reducing 13'4" x 13'2" (4.81m reducing 4.08m x 4.03m)

Having a PVCu double glazed window to the front elevation, central heating radiator, coving to the ceiling and ceiling light. the focal point of the room is gas living flame fire set on a raised marble aggregate hearth with matching back drop and ornate surround. Television point.

Dining Room

8'9" x 10'9" (2.68m x 3.29m)

Having a central heating radiator, French doors to the conservatory, coving to the ceiling and ceiling light.

Conservatory

9'3" x 8'0" (2.83m x 2.44m)

Being of PVCu sealed unit construction with a brick base and polycarbonate insulated roof system. Tiled flooring, ceiling light and PVCu door to the side aspect.

Fitted Kitchen

10'11" x 10'8" (3.33m x 3.26m)

Having a beautiful modern fitted kitchen comprising of a range of base wall and matching drawer units having soft close doors with work surfaces over incorporating a one and half sink drainer unit with chrome mixer tap. Having an integrated electric fan assisted oven with four ring gas hob and stainless steel extractor canopy over. Integrated fridge, vinyl tile effect flooring, complimentary splash back tiling, courtesy door to the garage, PVCu double glazed window to the rear garden aspect, central heating radiator, coving to the ceiling and light. Useful under stairs storage.

Utility Room

6'9" x 4'8" (2.07m x 1.44m)

Having matching base and wall units with work surface over incorporating a stainless steel sink unit having a chrome mixer tap, complimentary splash back tiling,, wall mounted Worcester gas combination boiler which services the domestic hot water and central heating system. Vinyl tile effect flooring, PVCu double glazed widow to the side elevation and PVCu door to the rear garden aspect.

Guest Cloakroom WC

Having a modern two piece suite comprising of a close couple WC and a wall mounted vanity hand was basin with complimentary splash back tiling, PVCu double glazed window, vinyl tile effect flooring and chrome ladder style heated towel rail.

Integral Garage

16'7" x 7'11" (5.08m x 2.43m)

Having an electric door, power and light. Courtesy door to the kitchen.

To the first floor landing

Having access to the loft void which is part boarded for storage. Useful storage cupboard and ceiling light.

Master Bedroom

12'1" x 10'6" (3.69m x 3.22m)

Having a PVCu double glazed window to the front elevation which enjoys a most pleasant aspect and views which can only be truly appreciated when viewed, central heating radiator, fitted wardrobes with mirror fronts and ceiling light.

En suite

Having a three piece suite comprising of a close couple WC, vanity hand wash basin and a shower cubicle having thermostatically controlled shower unit. Chrome ladder style heated towel rail, PVCu double glazed window and electric shaver point.

Bedroom Two

16'2" x 8'4" (4.94m x 2.55m)

Having two central heating radiators, two PVCu double glazed windows to the rear elevation and two ceiling lights.

Bedroom Three

18'0" x 7'8" reducing 7'6" (5.51m x 2.36m reducing 2.29m)

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

Bedroom Four

8'1" x 8'7" (2.47m x 2.63m)

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

Family Bathroom

Having a three piece comprising of a close couple WC, vanity hand wash basin and bath with panelled side having a electric shower over. Chrome heated towel rail, complimentary tiling, PVCu double glazed opaque window and recessed ceiling lighting.

Outside

Outside to the front a tarmacadam driveway providing useful car standing space leading to the integral garage. With side gated access to the rear garden. Immediately to the rear of the property there is a generous garden which enjoys a most pleasant aspect having a patio terrace and manicured lawn. Timber garden shed.

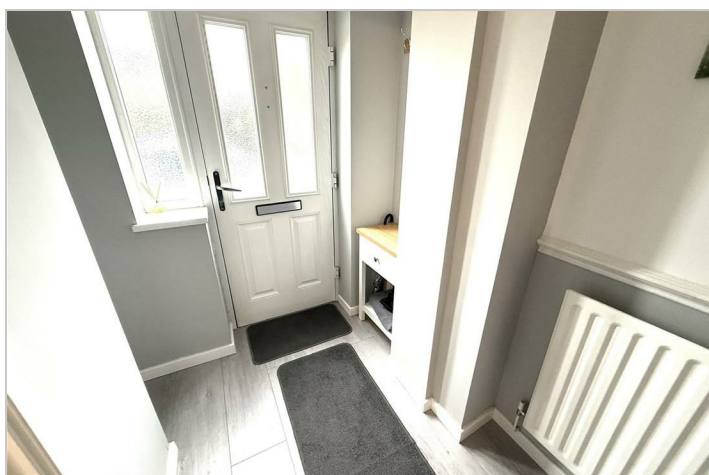
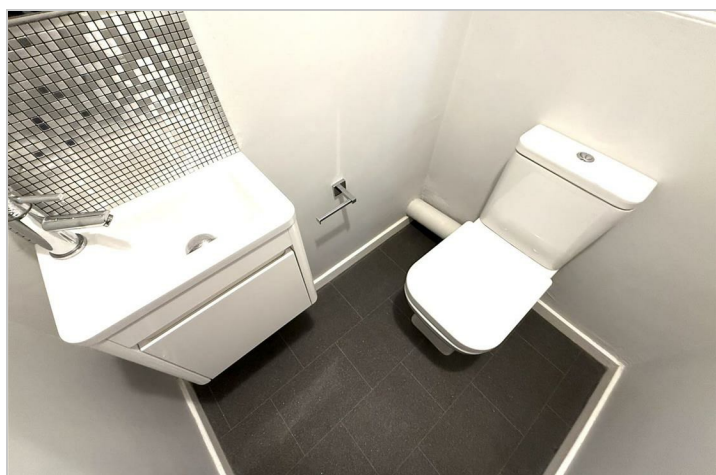
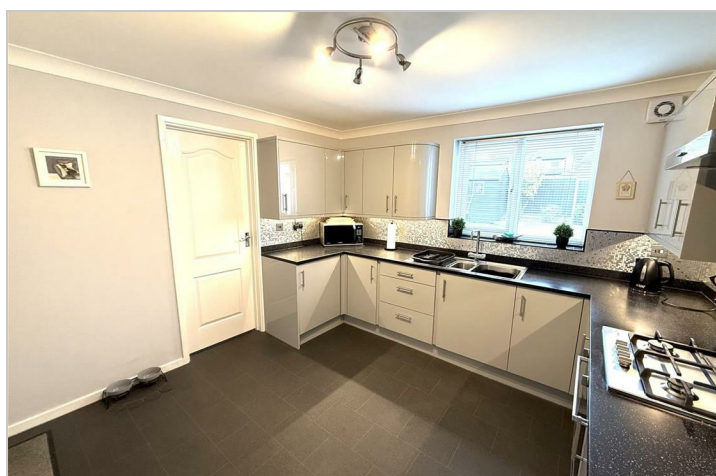
Area

4 Cabot 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 Home2sell office proceed through the Market Place and onto Spencer Road. At the mini roundabout continue straight across heading onto Whitemoor Lane, continue along until eventually turning right onto Scott Drive, left onto Cabot Close where the property is situated on the right hand side.



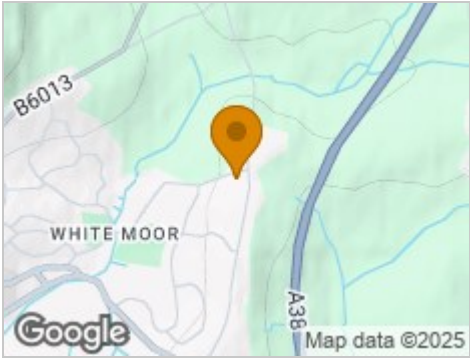
Road Map



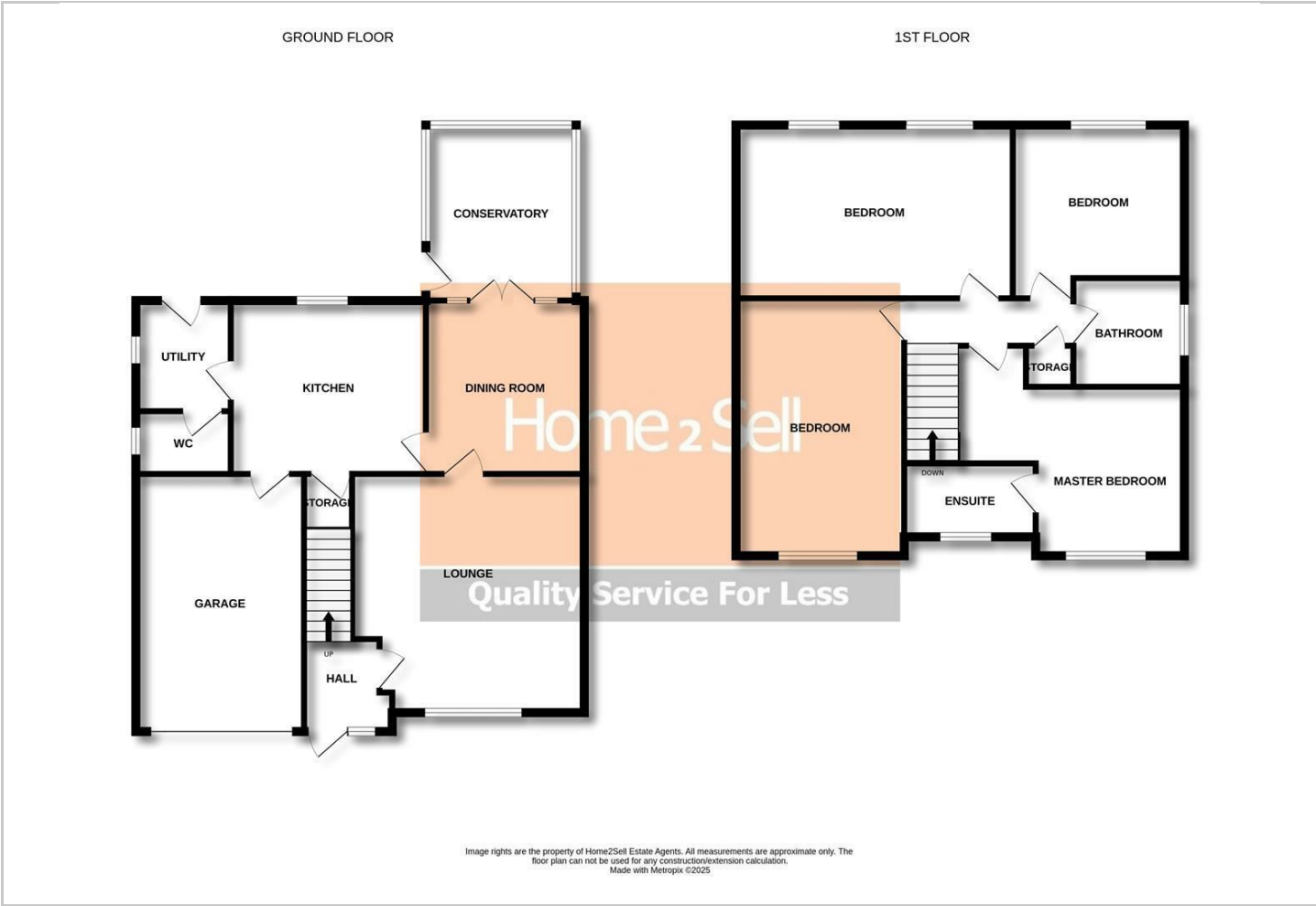
Hybrid Map



Terrain Map



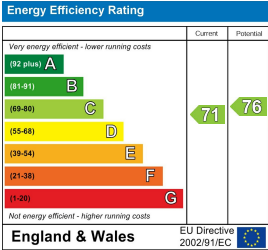
Floor Plan



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



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