

Home 2 Sell

Quality Service For Less



8 Highwood Avenue

Bargate, Belper, DE56 1SP

£179,995



Occupying a popular and convenient location is this three bedroomed semi detached property, which represents an excellent opportunity for the discerning purchaser, looking to acquire an easy to manage home with potential for modernisation. Supplemented by sealed unit PVCu double glazing (where stated) and gas central heating, a recommended internal inspection will reveal: Entrance hall with pantry and stairs to the first floor, lounge, kitchen and utility and shower room. To the first floor the landing leads to three well proportioned bedrooms. Outside to the front a driveway providing ample off road parking and low maintenance garden. To the rear gated access to a mature established garden that back directly on to open fields enjoying a fine aspect and views with a Summer House and Workshop. Viewing Essential.



Entrance Hall

The property is entered via a PVCu door having glazed inserts, central heating radiator and ceiling light. Useful under stairs pantry with a PVCu double glazed window to the side elevation. Stairs off to the first floor landing.

Lounge

13'6" x 9'5" (4.12m x 2.88m)

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light. The focal point of the room is a gas fire set on a raised hearth.

Kitchen

6'9" x 12'9" (2.07m x 3.89m)

Having a range of base wall and matching drawer units with roll top work surfaces over incorporating a stainless steel sink drainer unit, gas oven and hob with extractor canopy over, PVCu door to the utility, wooden window to the utility, PVCu double glazed window to the rear elevation and a wall mounted gas combination boiler which services the domestic hot water and central heating system. Wood grain effect flooring, central heating radiator and ceiling light.

Shower Room

Having a three piece suite comprising of a close couple WC, wall mounted hand wash basin and a walk in shower having a thermostatically controlled shower unit. Wet room flooring, PVCu double glazed opaque window to the rear elevation, central heating radiator and complimentary wall tiling.

Utility

11'5" x 5'8" (3.48m x 1.73m)

Having a PVCu double glazed window to the rear

elevation, central heating radiator and wooden door to the garden. Wood grain effect flooring, central heating radiator, work surface and space and plumbing for an automatic washing machine.

To the first floor landing

Having a PVCu double glazed opaque window to the side elevation, access to the loft void.

Bedroom One

17'3" reducing 12'6" x 10'5" reducing 4'0" (5.26m reducing 3.83m x 3.19m reducing 1.23m)

This generously proportioned room has two PVCu double glazed windows to the front elevation, central heating radiator and ceiling light.

Bedroom Two

10'2" x 9'1" (3.10m x 2.77m)

Having a PVCu double glazed window to the rear elevation with impressive views that can only be truly appreciated when viewed, central heating radiator and ceiling light.

Bedroom Three

7'5" x 6'11" (2.27m x 2.13m)

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

Outside

Outside to the front a driveway providing ample off road parking and low maintenance garden. To the rear gated access to a mature established garden that back directly on to open fields enjoying a fine aspect and views with a Summer House and Workshop.

Area

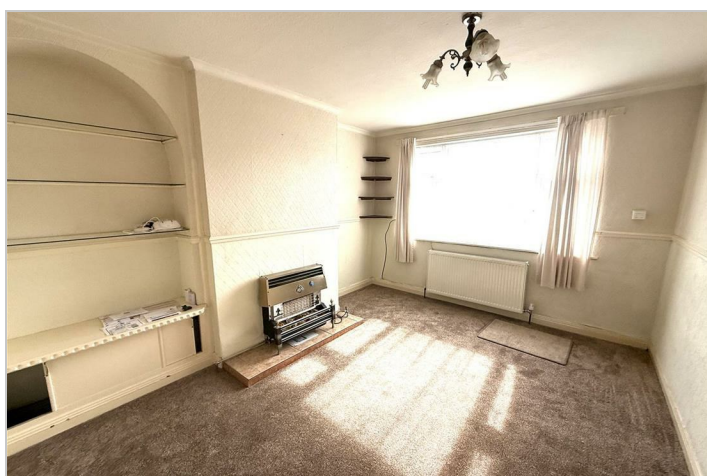
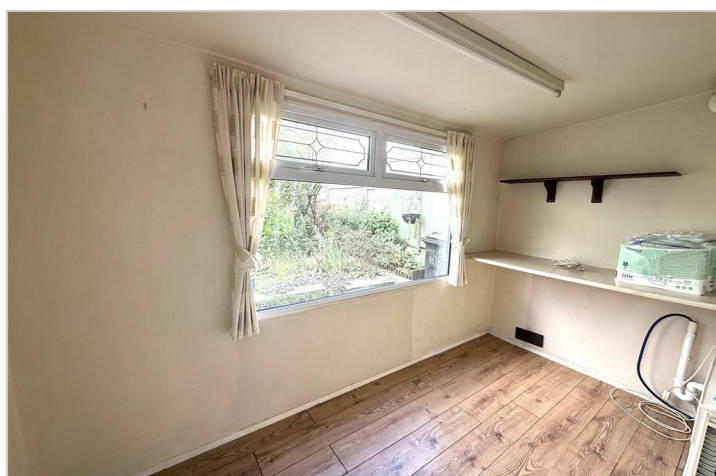
Bargate is a small residential area situated between Holbrook and Belper. Bargate has one village inn and Holbrook is situated approximately half a mile away and boasts two village inns, a reputable primary school and shop. The market town of Belper is situated approximately two miles to the north and provides an excellent range of amenities including shops, schools at all levels, railway station and recreational facilities. The city of Derby lies approximately six miles to the south and there is fast access onto the A38 leading to the M1 motorway.

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 the Belper branch of Home2sell proceed along Cheapside turning left on to Queen Street. Turn left on to Holbrook road and then becomes Bargate road, at the mini roundabout turn left onto Sandbed lane, then turn left on to Highwood Avenue where Number 8 will be located on the right hand side

clearly identified by our distinctive Home2sell For sale Board.



Road Map



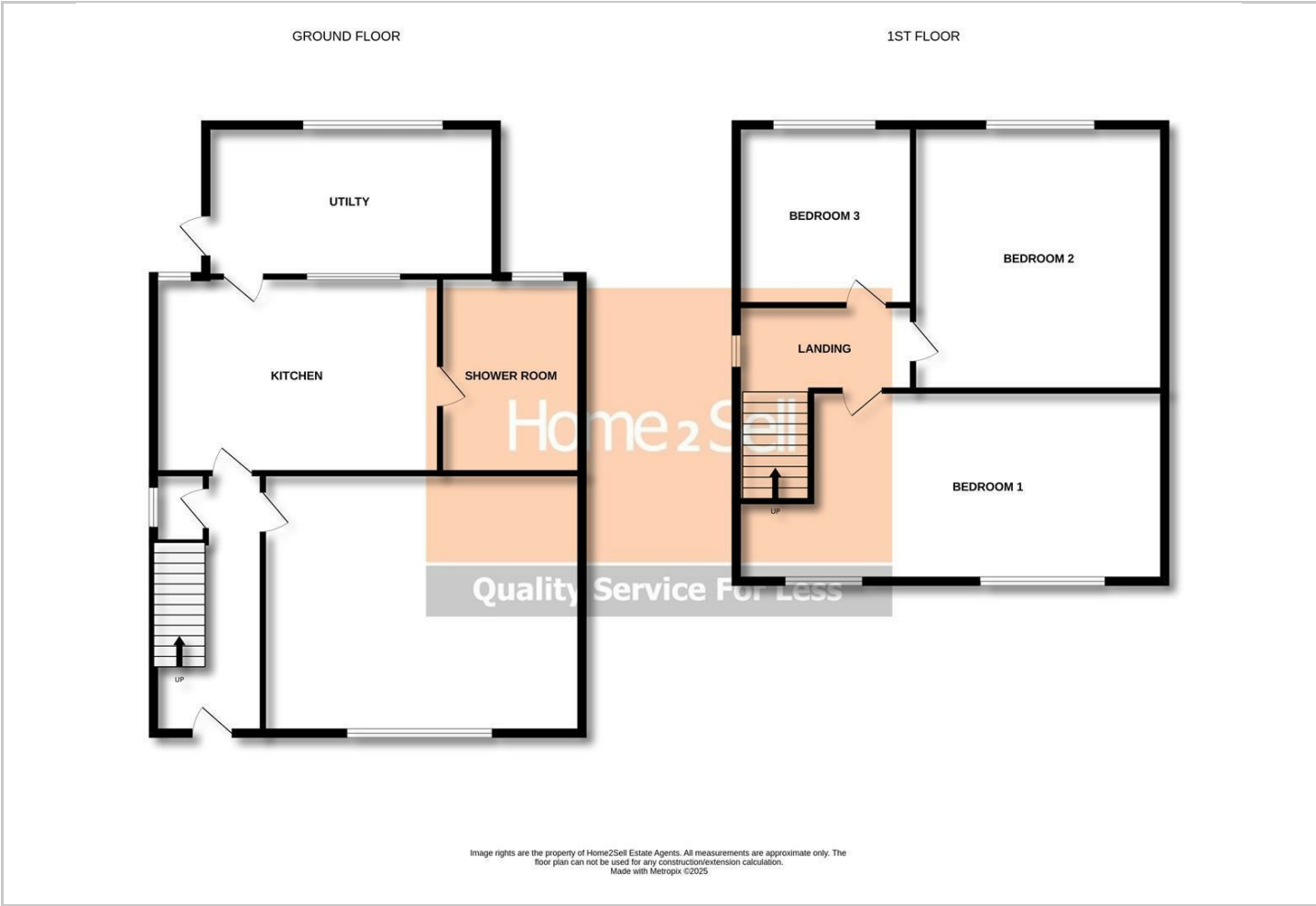
Hybrid Map



Terrain Map



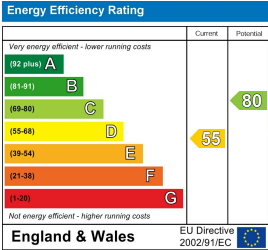
Floor Plan



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



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