

Home 2 Sell

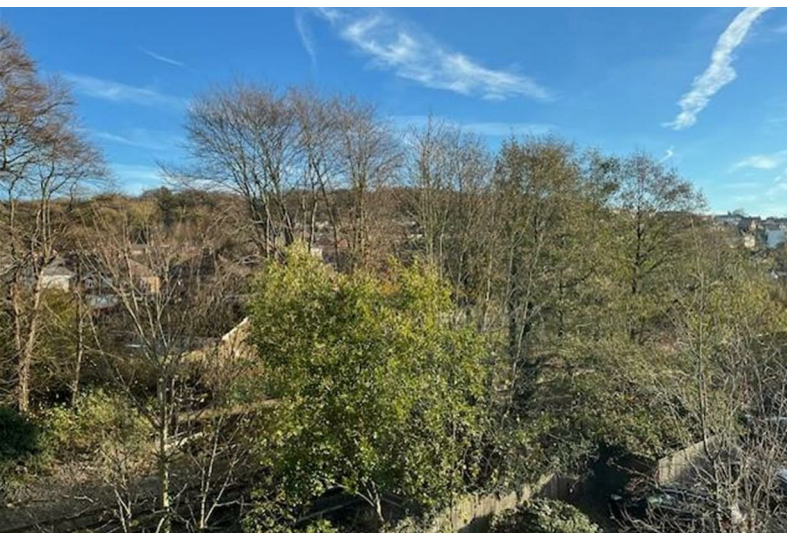
Quality Service For Less



## 50 Heritage Court

Belper, DE56 1TZ

£139,950



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## Entrance Hall

Entered through a secure door and having coving to the ceiling, ceiling light, an ample sized airing cupboard off and an entry intercom system, loft access, fitted carpet and doors to:

## Living Room

5.89m x 2.62m extending 3.42m

A spacious living room having coving to the ceiling, ceiling lights, fitted carpet an electric storage heater, double glazed window overlooking the residents garden and feature fireplace with electric flame effect fire and surround. Glazed French doors leading into:

## Kitchen

8'11" x 5'11" (2.72m x 1.82m )

Well appointed with a range of modern beech effect base cupboards, drawers and eye level units with, a laminate working surface incorporating a stainless steel sink unit with mixer tap and drainer, splash back tiling, four ring ceramic hob with an extractor fan over, integrated fridge and freezer, double glazed window overlooking the residents garden.

## Bedroom

12'11" extending 15'5" x 8'8" (3.96m extending 4.72m x 2.65m )

A spacious bedroom having built in wardrobes with mirror doors, coving to the ceiling, ceiling light with fan, fitted carpet an electric storage heater and double glazed window overlooking the residents garden.

## Shower Room

Appointed with a three piece suite, comprising a panelled double shower cubicle with a

thermostatically controlled shower having a rain head and a hand held attachment. A hand wash basin and a close coupled WC, ceramic tiling to the walls, a wall mounted extractor fan, electric heater and radiator.

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## Area

Heritage Court is situated just a short walk 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.

## Internal Facilities

House Manager - A re-assuring presence, someone on hand and available when you need them. Residents Lounge - being elegantly furnished, popular meeting place which has a separate kitchen area where you can enjoy morning coffee or afternoon tea. There is also a nearby patio area

Tel: 01773 823 200

where you can sit outside and enjoy the warm summer weather. Guest Suite - handy if you require additional help to put up your visiting friends and family if they wish to stay overnight. There is an en suite shower room, a television and tea and coffee making facilities. Laundry Room - Incorporating a range of quality washing machines and separate dryers which are conveniently raised for easy loading and unloading.

Each room has a security alarm button or pull cord, plus intruder and smoke alarms; all are connected to the House Manager and Careline.

#### Directional Note

From our Home2sell Belper office proceed along New Road heading towards the A6 and before the Morrison's roundabout turn left onto Kedleston Close. Heritage Court is on the left hand side.



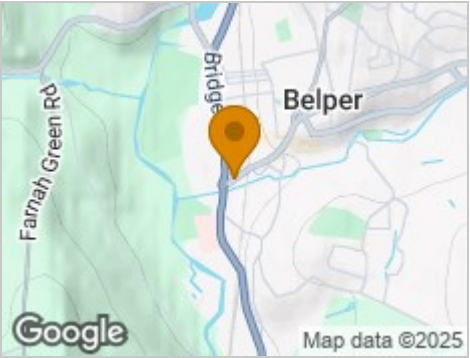
Road Map



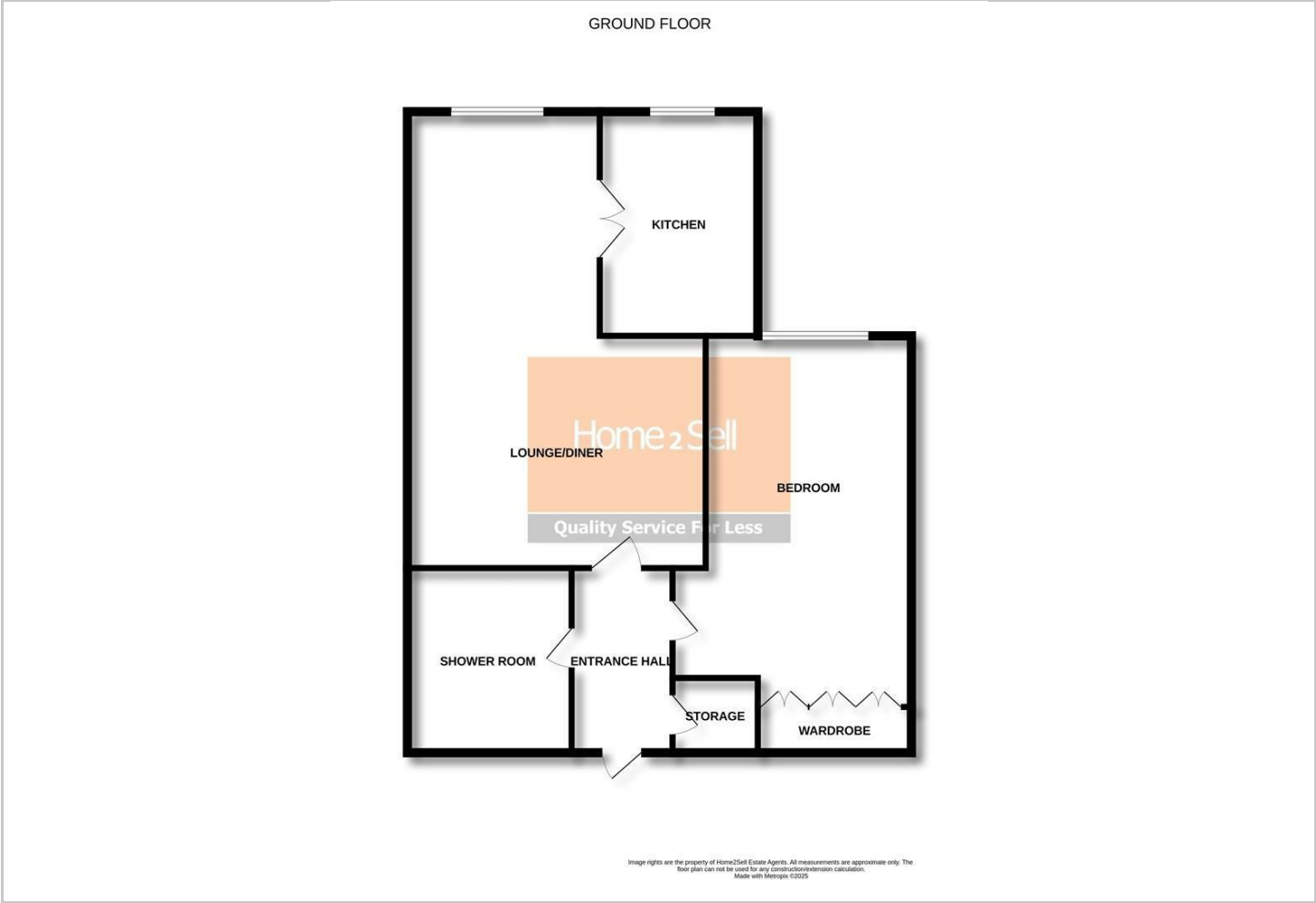
Hybrid Map



Terrain Map



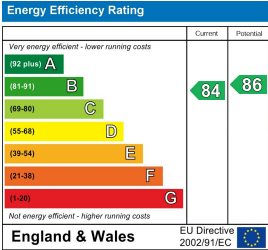
Floor Plan



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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