

Home 2 Sell

Quality Service For Less



## 45 Parkside

Belper, DE56 1HY

Offers Around £215,000

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## Lounge Dining Room

12'2" x 11'0" (3.71 x 3.35)

The property is entered via a traditional wooden door with Georgian style sash window to the front elevation, central heating radiator, The focal point of the room has an exposed Derbyshire fireplace with a raised brick hearth having an inset multi fuel burning stove. Two bespoke cupboards and television point.

## Fitted Kitchen

9'10" x 9'5" (2.99 x 2.87)

Having beautiful fitted kitchen comprising of a range of base wall and matching with ceramic sink unit having a chrome mixer tap. Having an integrated dishwasher, integrated automatic washing machine and an integrated fridge freezer. Range cooker with stainless steel extractor canopy over. Complimentary splash back tiling, wall mounted heater, ceramic tiled flooring, ceiling light and window to the rear elevation. Useful pantry with space for a tumble dryer.

## To the first floor landing

Having a window to the side elevation enjoying a fine aspect and view. Recessed light, two ceiling lights, door and stairs off to the second floor.

## Master Bedroom

12'4" x 11'1" (3.77 x 3.38)

Having fitted wardrobe, Georgian style sash window to the front elevation, central heating radiator and ceiling light.

## Luxury Family Bathroom

Having a four piece suite comprising of a shower cubicle with thermostatically controlled spa shower,

roll top bath with claw feet and Victorian style hand held mixer tap. Pedestal hand wash basin and a close couple WC. Complimentary hand painted wall panelling. Ceramic tile flooring. Window to the rear, recessed ceiling lighting, heated towel rail and a cupboard housing the Viessmann gas combination boiler which services the domestic hot water and central heating system.

## To the Second Floor

## Bedroom Two

10'3" x 11'5" max (3.12 x 3.49 max)

Having a window to the side elevation enjoying the fine aspect and view. Central heating radiator, exposed beam and balustrade.

## Outside

The property is set back from the road behind steps and railings leading to the front door.

A special feature of the sale is the amazing rear garden which has a courtyard directly to the rear with out buildings. A spiral staircase leads to the an Indian flagstone tiered terrace which makes an ideal space for el fresco dining and entertaining. Having steps to a further tier with artificial lawn and steps to a full fitted bar having an electric roll shutter door.

## Area

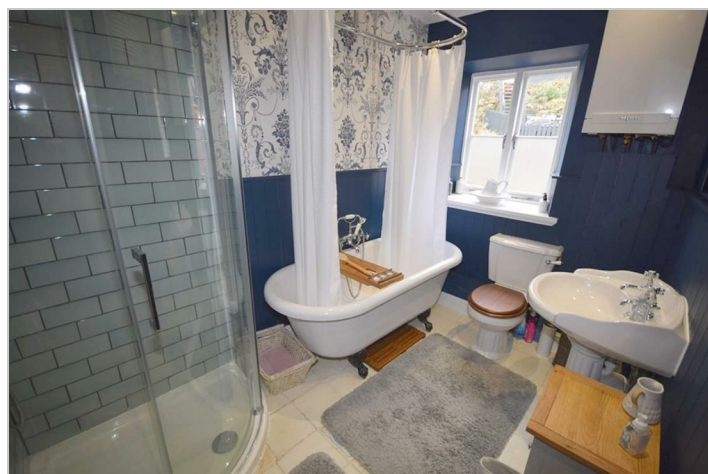
45 Parkside is situated within walking distance from the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's 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

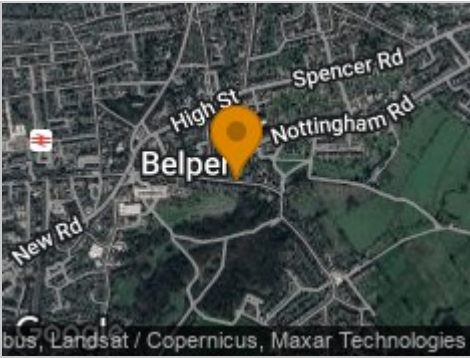
From our Belper office continue through the Market Place and bear right onto Lander Lane. At the T junction proceed straight across onto Parkside where the property is situated on the left hand side clearly identified by our distinctive Home2sell For sale board.



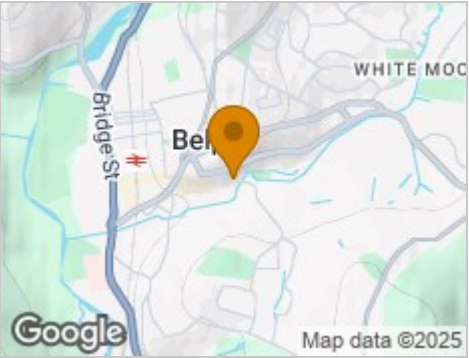
Road Map



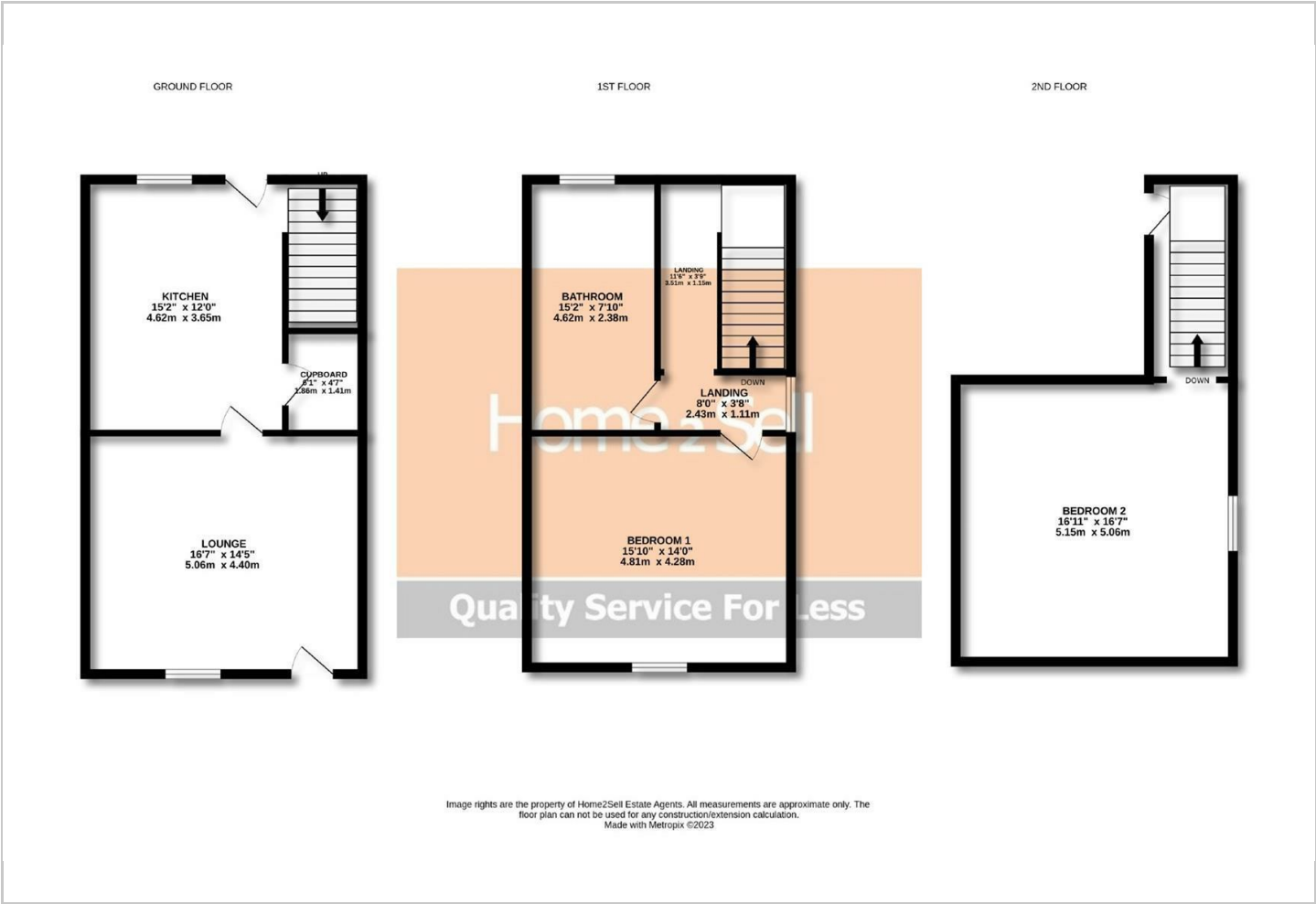
Hybrid Map



Terrain Map



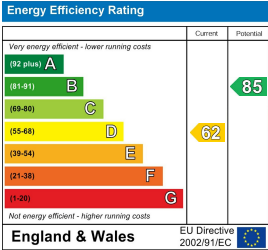
Floor Plan



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



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.