

Home 2 Sell

Quality Service For Less



30 Manor Road

Belper, DE56 1NT

£250,000





Home2sell are delighted to offer this three bedroomed family home which represents an excellent opportunity for the discerning purchaser looking to acquire a spacious and well proportioned family home in a convenient and very popular location, being within easy walking distance to Belper Town Centre. Supplemented by sealed unit PVCu double glazing (where stated) and gas central heating. Accommodation consisting of entrance hall, lounge with feature fireplace, dining room, fitted kitchen, lean too, utility and WC. To the first floor, a spacious landing leads to the master bedroom, further generous double bedroom and a good sized single bedroom, family shower room and WC. Outside to the front driveway provides off road parking with adjacent garden to the side. To the rear a generous delightful enclosed garden enjoying a fine aspect. Viewing Essential. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



### Entrance Hall

Having a storm porch canopy the property is entered via PVCu door, PVCu double glazed window to the side elevation, central heating radiator and stairs off to the first floor landing. Useful under stairs storage.

### Lounge

12'2" x 11'6" extending 13'5" into bay. (3.71m x 3.51m extending 4.10m into bay. )

Having a walk in PVCu double glazed window to the front elevation, central heating radiator and gas fire. Coving to the ceiling, ceiling rose and light. Bespoke cupboard housing the consumer unit.

### Dining Room

10'0" x 10'6" (3.05m x 3.22m )

Having wood grain effect laminate flooring, PVCu double glazed window, central heating radiator, coving to the ceiling, ceiling rose and light. Open plan to the kitchen.

### Fitted Kitchen

8'0" x 8'5" (2.45m x 2.58m )

Having a fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a stainless steel sink drainer unit with chrome hot and cold taps. PVCu double glazed window to the side elevation, PVCu door to the lean to area, ceiling strip light and complimentary splash back tiling. Cupboard housing the domestic hot water tank and a traditional pantry.

### Outhouse

Having window to the rear garden aspect, central heating radiator and doors to side and rear.

### WC

Having a close couple WC.

### Utility

Having space and plumbing for an automatic washing machine.

### To the first floor landing

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

### Bedroom One

11'5" x 10'5" (3.50m x 3.20m )

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

### Bedroom Two

10'6" x 9'9" extending 10'6" (3.21m x 2.98m extending 3.21m )

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

### Bedroom Three

9'9" reducing 6'4" x 7'8" reducing 4'4" (2.98m reducing 1.94m x 2.36m reducing 1.34m )

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

### Family Bathroom

Having a three piece suite comprising of a bath with panelled side, pedestal hand wash basin and shower enclosure having a Triton electric shower. Complimentary wall tiling, central heating radiator, PVCu double glazed opaque window to the rear elevation and ceiling light.

### Outside

Outside to the front driveway provides off road parking with adjacent garden to the side. To the rear

a generous delightful enclosed garden enjoying a fine aspect.

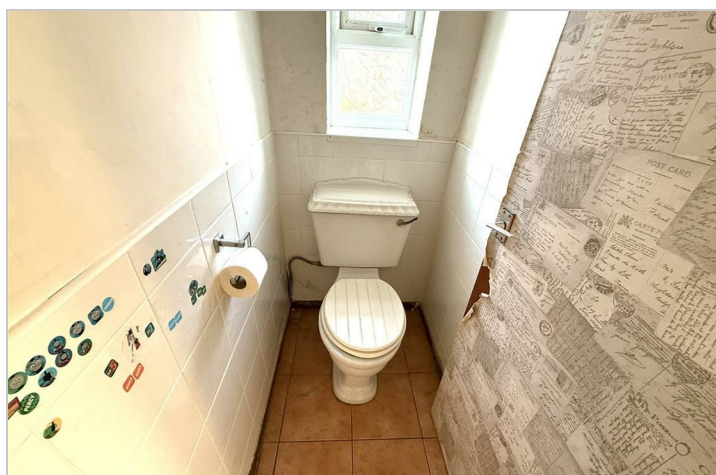
### Area

30 Manor Road is situated within 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.

### Directional Note

From our Belper branch of Home2sell proceed down market place, left on to Queen Street then right on to Manor Road where 30 can be found on the right hand side clearly denoted by our distinctive Home2sell For sale board.





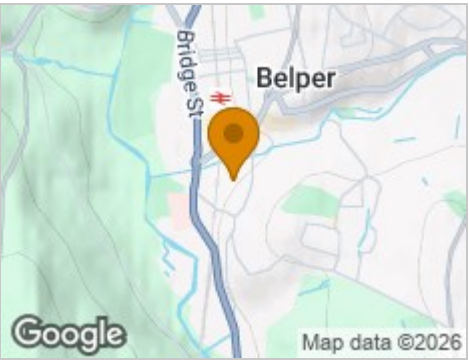
Road Map



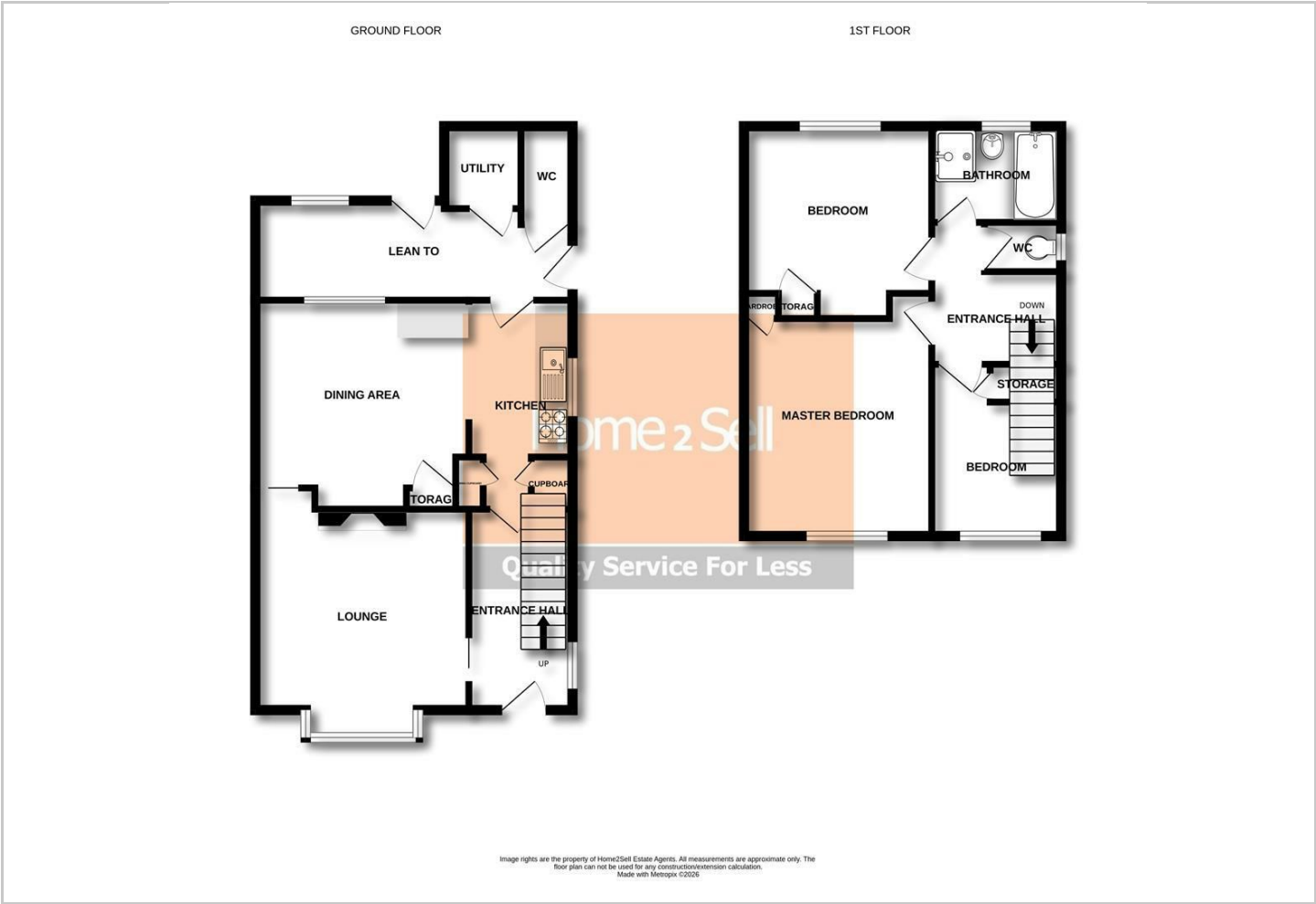
Hybrid Map



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



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