

Home 2 Sell

Quality Service For Less



55 John O'gaunts Way

Belper, DE56 0DA

£165,000



Occupying this popular and convenient location is this two bedroomed residence with off road parking, which represents an excellent opportunity for the discerning purchaser, looking to acquire a well presented home offering superb versatile living accommodation. Having the benefit of sealed unit PVCu double glazing and gas central heating. A recommended internal inspection will reveal: Entrance Porch, Lounge and fitted dining kitchen. To the first floor, the landing leads to two well proportioned bedrooms and a family bathroom having a three piece suite. To the outside front there is a lawn fore garden with a tarmacadam pathway. To the rear a block paved gated yard providing ample off road parking. VIEWING ESSENTIAL. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Entrance Porch

The property is entered via a PVCu door and ceiling light.

Lounge

14'4" x 11'11" reducing 8'10" (4.38m x 3.65m reducing 2.70m)

Having a PVCu double glazed window to the front elevation, central heating radiator, ceiling light and wall light, gas coal effect living flame fire set on a raised marble aggregate hearth with matching back drop and wooden surround. Television point. Stairs off to the first floor landing.

Kitchen

11'11" x 6'8" (3.64m x 2.04m)

Having a fitted kitchen comprising of base wall and matching drawer units with roll top work surfaces over incorporating a stainless steel sink drainer unit with chrome mixer tap. Integrated electric oven and four ring hob with extractor over, space for a fridge freezer, space and plumbing for an automatic washing machine and space for a tumble dryer. Complimentary wall tiling, two PVCu double glazed windows to the rear elevation and a PVCu door with glazed insert to the rear access. Central heating radiator and ceramic tiled flooring.

To the first floor landing

Having access to the loft void, ceiling light and cupboard housing the gas combination boiler which services the domestic hot water and central heating system.

Bedroom One

12'0" x 6'11" (3.66m x 2.12m)

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

Bedroom Two

8'6" x 6'9" (2.60m x 2.07m)

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

Family Bathroom

Having a three piece suite comprising of a low flush WC, pedestal hand wash basin and a bath with panelled side and electric shower over. Complimentary wall tiling, PVCu double glazed opaque window to the side elevation, laminate wood grain effect flooring, central heating radiator and ceiling light.

Outside

To the outside front there is a lawn fore garden with a tarmacadam pathway. To the rear a block paved gated yard providing ample off road parking.

Area

55 John O Gaunts is situated approximately a mile and a half 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 the Belper Branch of Home2sell proceed past the Market Place and onto High Street which becomes Spencer Road. At the mini island take a right hand turn onto Short Street, left at the next mini island onto Kilbourne Road and left onto John O'Gaunts Way. Number 55 can be clearly identified on the left hand side by our distinctive Home2sell For Sale board.



Road Map



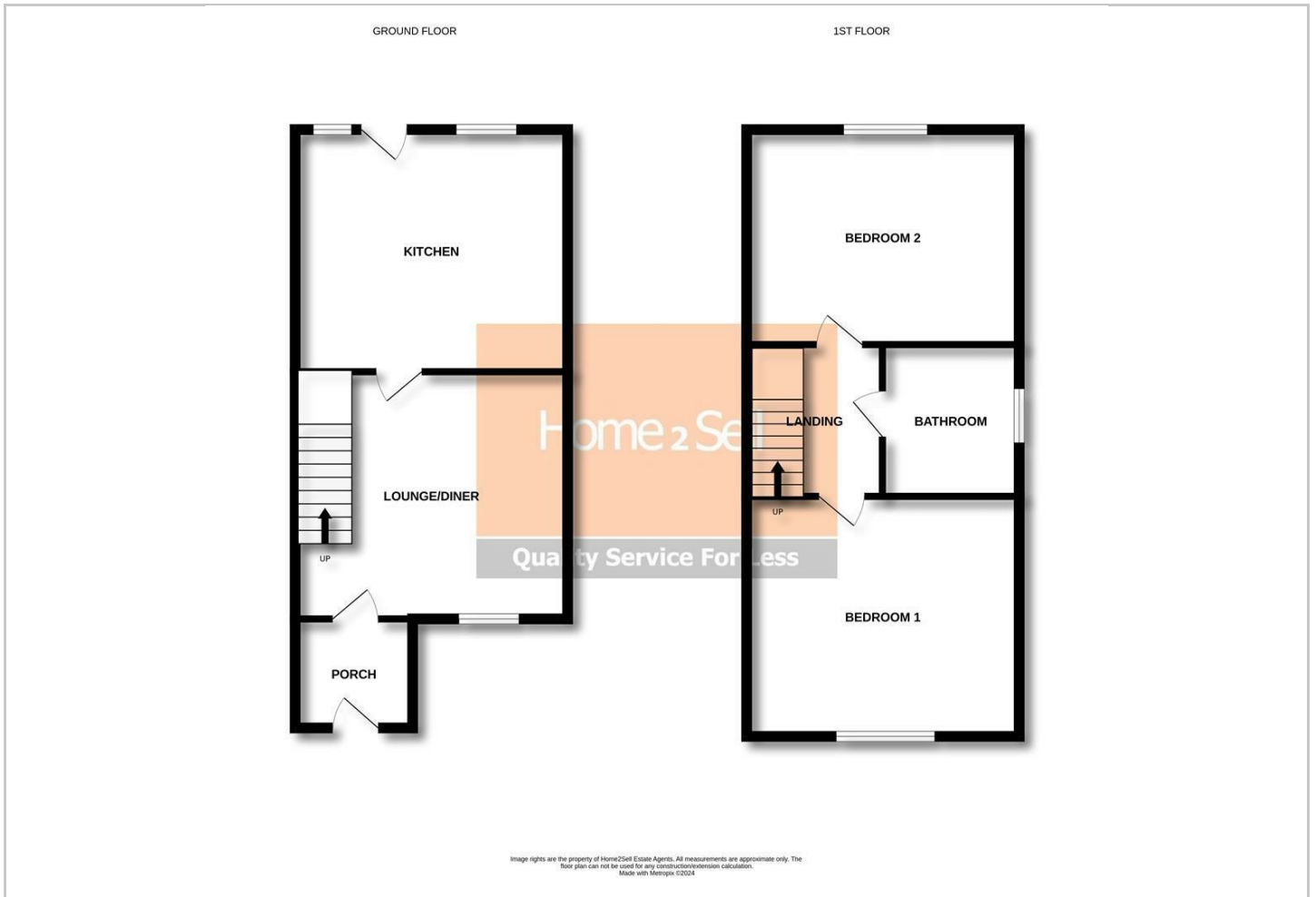
Hybrid Map



Terrain Map



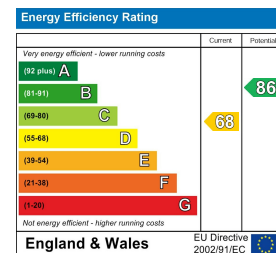
Floor Plan



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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