

Home 2 Sell

Quality Service For Less



## 18a Longstone Rise

Belper, DE56 1ED

Price Guide £275,000



Situated on this prominent slightly elevated corner plot, within this sought after cul de sac location, is this well appointed, spacious split-level three bedroomed residence, which represents an excellent opportunity for the discerning purchaser looking to acquire a property that offers good versatile living accommodation. The property is supplemented by gas central heating and double glazing and a recommended internal inspection will reveal: Entrance porch, Guest Cloakroom WC, Fitted Kitchen with built in appliances, generous Lounge with feature wall mounted fire, split level staircase, Family Bathroom having a four piece suite and three well proportioned bedrooms. Outside there are gardens to the front and rear and side. A driveway to the front provides ample off road parking with carport and single garage to the rear. With a mature established garden to the side and rear that enjoys a pleasant aspect having a patio and decking area, raised borders and greenhouse. Viewing Essential.  
DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



### Entrance Porch

The property is entered via a PVCu door with glazed insert and matching side windows, feature stone wall and ceiling light.

### Guest Cloakroom WC

Having a two piece suite comprising of a close couple WC and a wall mounted hand wash basin. Vinyl flooring, central heating radiator, ceiling light and PVCu double glazed window to the front elevation.

### Dining Room

11'10" x 9'0" (3.63m x 2.76m )

Having a PVCu double glazed window to the side elevation, central heating radiator, recessed ceiling lighting, opening to the stairs and useful storage cupboard.

### Fitted Kitchen

11'1" x 9'10" (3.38m x 3.01m )

Having a fitted kitchen comprising of a range of base wall and matching drawer units with work surfaces over incorporating a one and a half sink drainer unit with chrome Swan neck mixer tap. Complimentary splash back tiling, an integrated electric fan assisted double oven and four ring gas hob with extractor. Space for a free standing fridge freezer, space and plumbing for an automatic washing machine, space for a dishwasher. PVCu double glazed windows to the side and front elevations, Aluminium door with glazed inserts, ceramic tiled flooring and ceiling light.

### Inner Hall

Having staircase, recessed ceiling lighting and a PVCu double glazed window to the side elevation.

### Lounge

17'10" x 10'5" (5.44m x 3.18m )

This generously proportioned room has PVCu double glazed French doors to the rear garden aspect, PVCu double glazed window to the rear elevation, central heating radiator, gas log effect wall mounted living flame fire, recessed ceiling lighting and a laminate wood grain effect flooring.

### Second Recess

Having split level staircase, recessed ceiling lighting, airing cupboard housing the Alpha gas combination boiler which services the domestic hot water and central heating system.

### Family Bathroom

Having a four piece suite comprising of a close coupe WC, pedestal hand wash basin, a bath with panelled side and hand held shower attachment and a shower enclosure having a thermostatically controlled shower. Complimentary wall tiling, PVCu double glazed opaque window and a ladder style heated towel rail.

### Bedroom One

10'7" x 9'5" (3.24m x 2.88m )

Having a PVCu double glazed window to the rear elevation, central heating radiator, mirror fronted wardrobes and recessed ceiling lighting.

### Bedroom Two

13'0" x 7'6" (3.98m x 2.29m )

Having a PVCu double glazed window to the front elevation enjoying a fine aspect and roof top views, mirror fronted wardrobe, central heating radiator and recessed ceiling lighting.

### Bedroom Three

7'11" x 7'6" (2.43m x 2.30m )

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

### Outside

Outside there are gardens to the front and rear and side. A driveway to the front provides ample off road parking with carport and single garage to the rear. With a mature established garden to the side and rear that enjoys a pleasant aspect having a patio and decking area, raised borders and greenhouse.

### Single Garage

Having a single garage with up and over door.

### Area

18a Longstone Rise is situated approximately a mile 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.

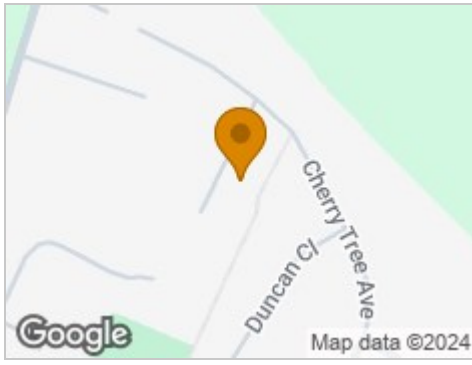
There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

### Directional Note

From the Belper Branch of Home2sell proceed out of Belper along Chesterfield Road which becomes Far Laund and eventually take a left hand turn onto Appleton Drive. Take a right hand turn onto Cherry Tree Avenue and eventually left onto Longstone Rise where number 18a can be identified on the Right hand side by our distinctive Home2sell for sale board.



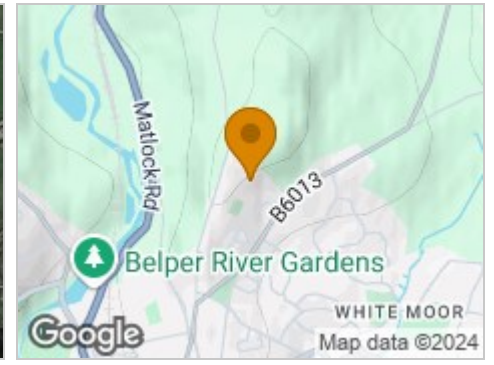
## Road Map



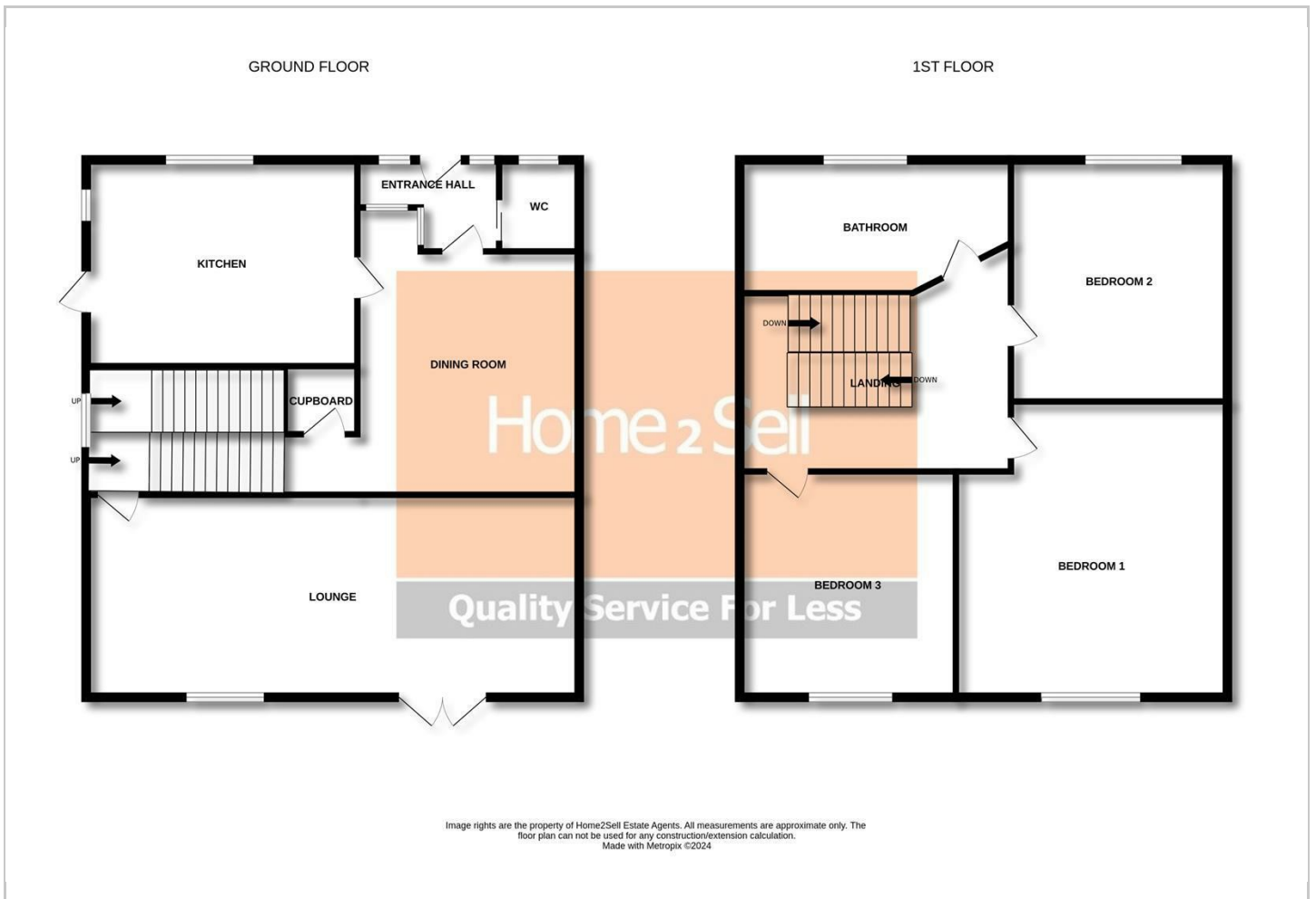
## Hybrid Map



## Terrain Map



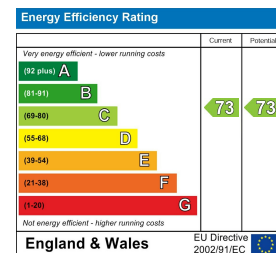
## Floor Plan



## 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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