



# HOPKINS & DAINTY

ESTATE AGENTS



**Brickyard Lane, Belper, DE56 0LL**

**£189,950**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this beautifully presented two bedroom semi detached home. With NO UPWARD CHAIN & OFF ROAD PARKING to the rear and an upward chain in place. Set in a convenient location for access into Belper and Derby, via the nearby A38.

The accommodation comprises: front Lounge/Dining Room with a feature fireplace and log burning stove, rear Kitchen with stylish units and an integrated oven and hob. On the first floor, there are two good sized Bedrooms and the Bathroom with a three piece suite, including an over bath shower. The property has gas central heating and double glazing, a generous rear garden and the afore mentioned double width driveway.

If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

### Lounge/Diner 13'3" x 13'1" (4.06 x 4.01)

Accessed via a leaded light double glazed entrance door. With a feature fireplace housing a log burning stove, radiator, double glazed front window and stairs rising to the first floor. Opening to:

### Kitchen 16'3" x 6'9" (4.97 x 2.06)

Spanning the full width of the property with a stylish range of base and wall units; attractive worktops and an inset Belfast sink with a mixer tap. There is a built in electric oven, five ring gas hob and hood, along with space for a fridge/freezer, tumble dryer and plumbing for a washing machine. Tiled flooring and decorative tiled splashbacks, a radiator, two double glazed rear windows and a double glazed door opening onto the garden. Access to a walk in under stairs storage cupboard/pantry with shelving and a further double glazed side window.

### First Floor Landing

With a double glazed side window and access to the loft space.

### Bedroom 1 13'3">12'0" x 9'4" (4.05>3.67 x 2.85)



Front double bedroom with a radiator, two double glazed windows and a walk in wardrobe.

### Bedroom 2 10'9" x 7'10">6'8" (3.29 x 2.41>2.04)



Rear double bedroom with a radiator and double glazed window.

### Bathroom 8'0" x 7'10" (2.45 x 2.40)



Measurement includes the cupboard.

Three piece suite comprising bath with a shower over and screen, vanity wash hand basin and WC. Tiled splashbacks, an extractor vent and heated towel rail. Double glazed rear window and a built in storage cupboard with a radiator and the wall mounted gas boiler.

### Frontage

At the front of the property there is a low maintenance pebbled garden, with access to the entrance door and gated side entry to the rear garden.

### Rear Garden



Delightful rear garden comprising initially of a decked seating area with an outside tap, power points and lighting. Storage shed and a garden path to the driveway/parking area.

### Rear Driveway



At the end of the garden there is a double width driveway providing off road parking for two cars.

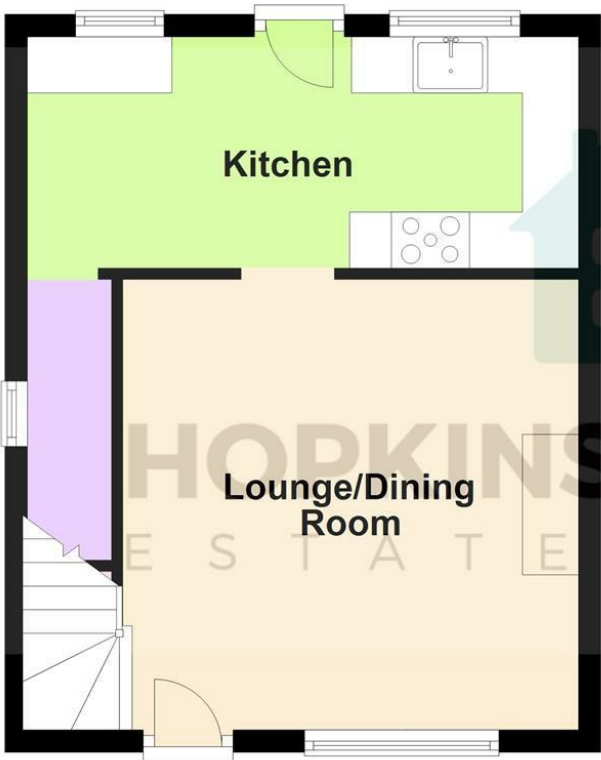
### Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract

and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Ground Floor

Approx. 30.3 sq. metres (326.1 sq. feet)



First Floor

Approx. 30.3 sq. metres (326.1 sq. feet)



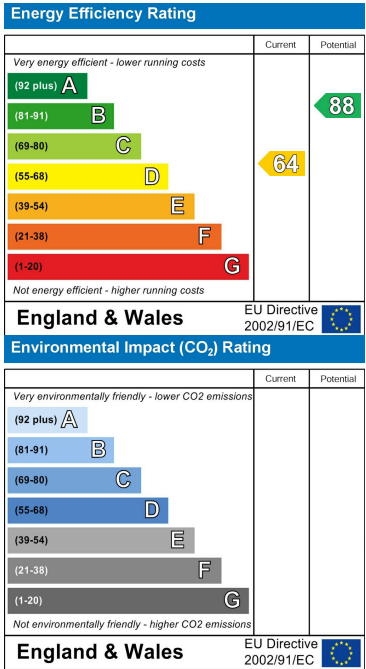
Total area: approx. 60.6 sq. metres (652.2 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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