

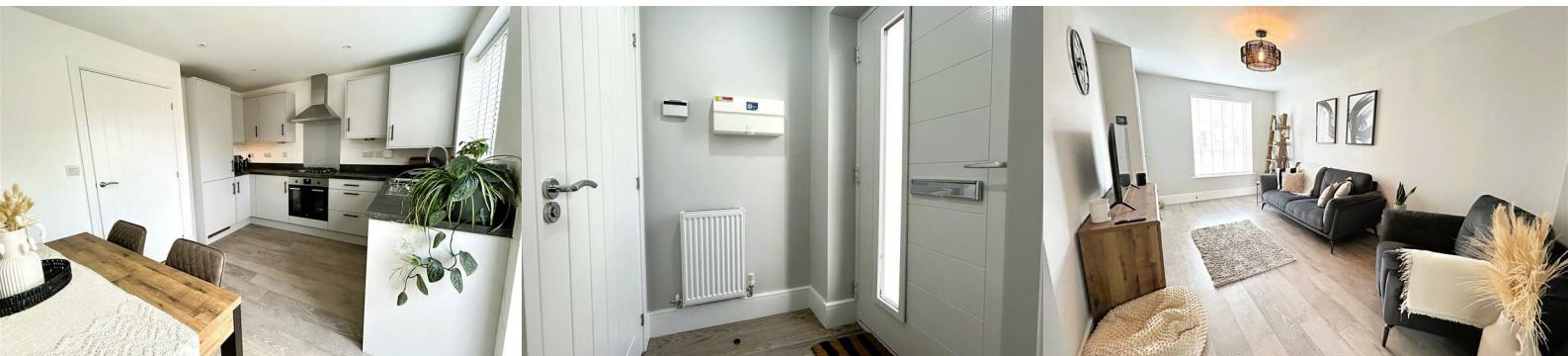


## 31 Clan Drive, Belper, DE56 1RB

**£230,000**



An immaculately presented contemporary home situated on a brand new development close to Belper. The deceptively spacious two double bedroomed accommodation has lounge with kitchen diner. Two off road parking spaces and a neat enclosed garden.



The modern town house offers welcoming accommodation comprising entrance hallway, guest WC, lounge and well equipped kitchen diner with integrated appliances and French doors open onto the garden. To the first floor there are two good sized double bedrooms and a family bathroom.

Benefitting from UPVC double glazed windows and doors and gas central heating.

There is a fore garden, enclosed rear garden with two allocated off road parking spaces.

Belper is a busy market town with a railway station, variety of shops, restaurants and gastro pubs and within easy access of major road links such as the A6, A38 and M1 ideal for commuters to both Derby and Nottingham. Belper enjoys World Heritage Status for the Derwent Valley Mills and provides a gateway to the beautiful Peak District.

#### ACCOMMODATION

A contemporary composite door allows access.

#### ENTRANCE HALL

Having wood grain effect flooring, radiator and electrical installation.

#### GUEST WC

Appointed with a low flush WC, pedestal wash hand basin, wood effect flooring, radiator, inset spot lighting and splash back tiling.

#### LOUNGE

16'6 x 9'5 (5.03m x 2.87m )

A generous room with a deep UPVC double glazed window to the front, radiator, TV aerial point and telephone point. Stairs climb off to the first floor.

#### DINING KITCHEN

13'3 x 9'11 (4.04m x 3.02m )

Appointed with a range of base cupboards, drawers and eye level units with granite effect work surface over incorporating a stainless one and a half bowl sink drainer with mixer tap and upstand. Integrated appliances include electric oven, gas hob, extractor hood, fridge freezer and washing machine. There is wood effect flooring, inset spot lights, under plinth lighting UPVC double glazed window, radiator and French doors open onto the garden.

#### TO THE FIRST FLOOR

#### LANDING

The stairs and landing are carpeted.

#### BEDROOM ONE

13'4 x10'9 (4.06m x3.28m )

Fitted with a slide robe wardrobe providing hanging and shelving, radiator, TV aerial point, telephone point and a UPVC double glazed window to the rear enjoys views over The Chevin.

#### BEDROOM TWO

13'3 x 8'7 (4.04m x 2.62m )

Having a deep set UPVC double glazed window to the front elevation, radiator, TV aerial point, telephone point and a second window to the front.

#### BATHROOM

Beautifully appointed with a stylish three piece suite comprising a panelled bath with mixer shower attachment taps, pedestal wash hand basin and low flush WC, complementary half wall tiling, ceramic tiled floor, heated towel radiator, shaver point, inset spots and extractor fan.

#### OUTSIDE

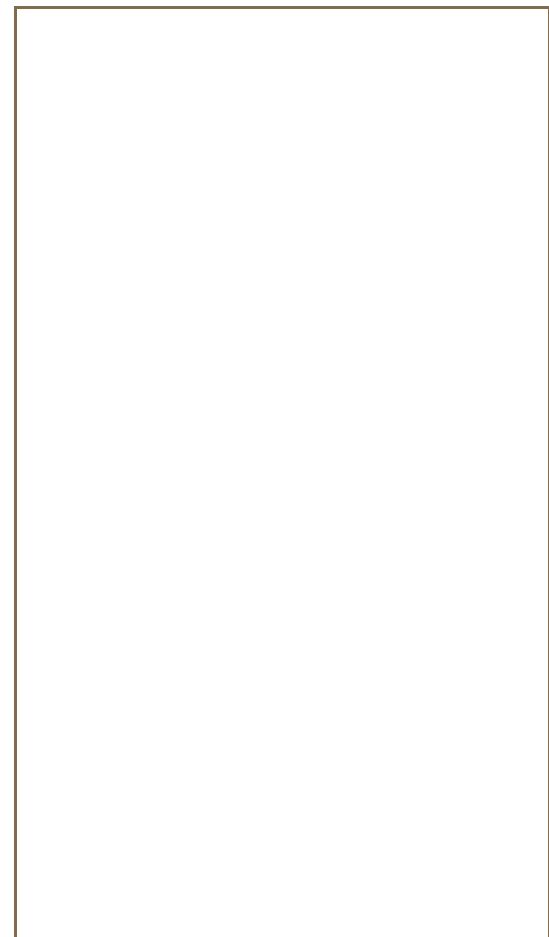
To the rear of the property there are two allocated car parking spaces a pretty fore garden and enclosed rear garden, which is laid to lawn with a paved patio.

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. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

## Area Map



## Floor Plans



## Energy Efficiency Graph

