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Wirksworth Road, Cowers Lane, Belper

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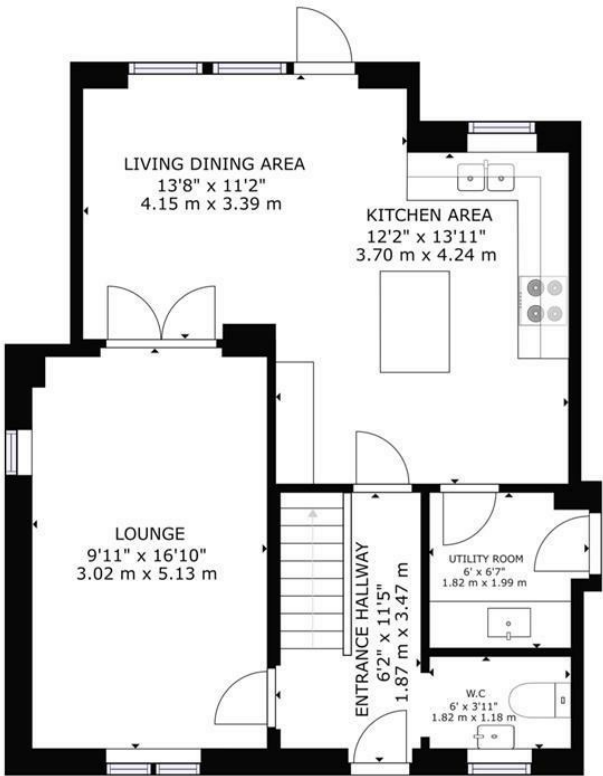


Wirksworth Road, Belper, DE56 2LS

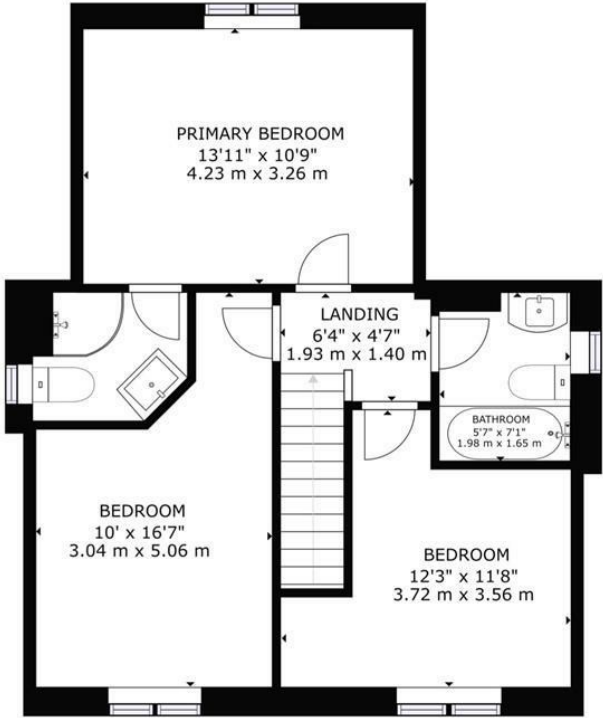
Price £465,000



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 621 sq ft, 57.67 m², FLOOR 2: 559 sq ft, 51.92 m²
 TOTAL: 1180 sq ft, 109.59 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.







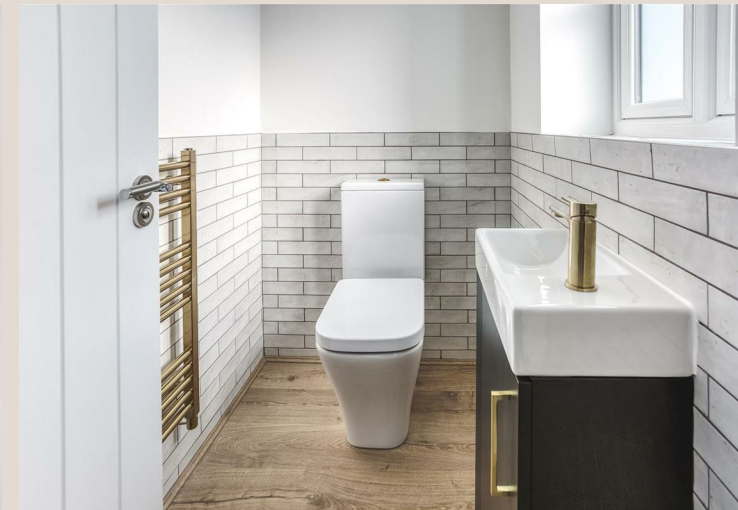
HIGH SPECIFICATION NEW BUILD WITH DOUBLE DETACHED GARAGE - An attractive, stone built new build detached home of style and character, offering excellent energy efficiency including solar panels, excellent insulation and underfloor heating. The property has been constructed to a high standard with a quality specification and includes a stylish kitchen with dining island and bi-folding doors leading to the rear garden. The property is constructed to an exacting specification and benefits from a 10 year NHBC Guarantee.

The accommodation has the benefit of underfloor heating, gas central heating and quality flush casement uPVC double glazed windows. In brief the accommodation comprises: entrance hallway, contemporary wc, utility room, lounge with double opening doors leading to the superb open plan living dining kitchen with bi-folding doors giving access to the rear garden.

The first floor landing leads to three double bedrooms and contemporary bathroom. The primary bedroom also has the benefit of a contemporary en-suite shower room.

Outside there will be landscaped gardens to the front and there is a landscaped enclosed rear garden with paved patio area, area laid to lawn and pathway access to the double detached garage with rear driveway access off Ashbourne Road.

- High Specification Stone Built New Build Detached Home
- Double Detached Garage, Rear Driveway & Electric Car Charging Point
- Entrance Hallway, WC, Utility Room & Lounge
- Three Double Bedrooms, Contemporary Bathroom & En-Suite
- Alarm System & Hard Wired for CCTV
- Energy Efficient Home with Solar Panels & Underfloor Heating
- Gas Central Heating & Flush Casement uPVC Double Glazed Windows
- Superb Open Plan Living Dining Kitchen with Bi-Folding Doors
- Front & Rear Landscaped Gardens leading to Double Garage
- 10 Year NHBC Builders Guarantee







LOCALITY & AMENITIES

Cowers Lane is conveniently situated between Belper and Ashbourne, with Wirksworth located approx 5 miles to the north. Belper around 4 miles to the east and Ashbourne around 8 miles to the west.

Belper enjoys a comprehensive range of local shopping facilities including major supermarkets, pubs, restaurants and exceptional recreational facilities. The town also has the benefit of railway station that serves Derby, Nottingham and Matlock with links to the main railway network.

Derby City Centre is also easily accessible and this offers a more comprehensive range of shopping facilities in the Derbion Shopping Centre

THE ACCOMMODATION

GROUND FLOOR

Entrance Hallway

11'5 x 6'2 (3.48m x 1.88m)

Contemporary WC

6'0 x 3'11 (1.83m x 1.19m)

Lounge

16'10 x 9'11 (5.13m x 3.02m)

Superb Open Plan Living Dining Kitchen

Kitchen Area

13'11 x 12'2 (4.24m x 3.71m)

Living Dining Area

13'8 x 11'2 (4.17m x 3.40m)

Utility Room

6'7 x 6'0 (2.01m x 1.83m)

FIRST FLOOR

Landing

Primary Bedroom

13'11 x 10'9 (4.24m x 3.28m)

Contemporary En-Suite Shower Room

Bedroom Two

16'7 maximum x 10'0 (5.05m maximum x 3.05m)

Bedroom Three

12'3 x 11'8 (3.73m x 3.56m)

Bathroom

7'1 x 5'7 (2.16m x 1.70m)

OUTSIDE

Rear Driveway

Double Detached Garage

Council Tax Band

TBC

PLEASE NOTE

The front elevation image is digitally created images and are just for illustrative purposes only.



Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

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They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Curran Birds + Co have not tested any services, equipment or facilities.

Purchasers must make further investigations and inspections before entering into any agreement.

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Energy Performance Graph

