

34 Belper Road, Stanley Common, Derbyshire, DE7 6FP



£430,000

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Margi Willis Estates are delighted to offer to the sales market this well presented detached home situated on a private drive of four properties in this semi rural location. The accommodation in brief comprises: Entrance hallway, guest cloaks-w.c, lounge, dining kitchen, utility and study to the ground floor whilst to the first floor landing there are four bedrooms the master with en-suite and a family bathroom. Outside there is a driveway and double detached garage with solar panels and at the rear there is an enclosed garden. Internal viewing is essential.

Entrance Hallway

with double glazed entrance door to the front elevation, under the stairs storage cupboard, stairs leading up to the first floor landing.

Guest Cloaks-W.C

With counter top wash hand basin, low flush w.c, double glazed window to the side elevation, radiator.

Lounge

14'8" x 14'3" (4.47 x 4.34)

With ornamental coving to the ceiling, Adams style fire surround incorporating living flame gas fire with marble inset and hearth, laminate flooring, double glazed bow window to the front elevation and double glazed french doors leading to the rear garden.

Kitchen-Diner

24'3" x 10'6" maximum (7.39m x 3.20m maximum)

Comprising a range of wall, base and drawer units incorporating working surfaces over, display unit, one and a half bowl sink unit with mixer tap over and tiled splash backs, fitted range master cooker, brush steel extractor hood, integrated dishwasher and fridge-freezer, laminate flooring, radiator, double glazed windows to the front and side and rear elevations.

Utility

7'8" x 8'3" (2.34 x 2.51)

With wall and base units incorporating working surfaces over, one and a half bowl cast iron sink, plumbing for automatic washing machine, wall mounted high efficiency gas boiler, radiator, laminate flooring, double glazed window to the front elevation, entrance door leading out to the rear garden.

Study

6'9" x 5'8" (2.06 x 1.73)

With double glazed window to the side elevation, radiator.

First Floor Landing

With access to the loft, radiator.

Master Bedroom

12'8" x 10'3" (3.86 x 3.12)

With double glazed window to the front elevation, radiator, fitted wardrobe, laminate flooring.

En-Suite

5'6" x 5'2" (1.68 x 1.57)

Comprising of a four piece suite of low level w.c, bidet, wash hand basin, tiled shower area with overhead built in shower, radiator, fully tiled walls, spotlighting to the ceiling.

Bedroom Two

17'8" x 8'6" (5.38 x 2.59)

With double glazed window to the side elevation, radiator, airing cupboard housing mega flow mains cylinder, fitted wardrobe with sliding doors, laminate flooring.



Bedroom Three

10'6" x 8'8" (3.20 x 2.64)

With double glazed window to the rear elevation, radiator, laminate flooring.

Bedroom Four

8'5" x 5'3" (2.57 x 1.60)

With double glazed window to the rear elevation, radiator, laminate flooring.

Family Bathroom

8'9" x 9'7" (2.67 x 2.92)

Comprising a three piece suite of low level w.c, wall mounted wash basin, shower cubicle with overhead shower mixer with 1400mm sliding doors, spotlights to the ceiling, radiator, double glazed window to the rear elevation.

Outside

The property is situated in a private driveway of four similar properties, set off the main road, there is a driveway providing off the road car standing, this in turn leads to the double detached garage with Solar Panels, whilst to the other side of this there is an enclosed lawned garden.

At the rear there is a good sized enclosed lawned garden with shrub borders, slabbed patio area and side access to the garage.

Anti Money Laundering Regulations

All intending purchasers of a property being marketed by Margi Willis Estates will be required to provide copies of their personal identification documentation to comply with the current money laundering regulations. We ask for your prompt and full co-operation to ensure there is no delay in agreeing the sale of a property.

Disclaimer

Please note: These property particulars do not constitute or form part of the offer or contract. All measurements are approximate. Any appliances or services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these particulars or floor plans are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or perusal of the title to the property or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make, warrant or give, neither do Margi Willis Estate Agents and any persons in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property

Conveyancing

We can provide you with a conveyancing quotation for your sale and/or purchase upon request. MWE is partnered with Move With Us Ltd. conveyancing, a referral fee is paid upon completion only, which is one hundred and eighty one pounds (this includes completion fees and Incentives)

Mortgage Advice

Independent Mortgage Advice is available through our Mortgage Advisor. Please contact us for further information. PLEASE NOTE: Your home may be at risk of repossession if you do not keep up repayments on your mortgage.

Viewing This Property

Viewing this property is strictly by appointment only through Margi Willis Estates. Contact us: 0115 9305555 sales@margiwillis.co.uk You can also contact us on Facebook and Twitter.



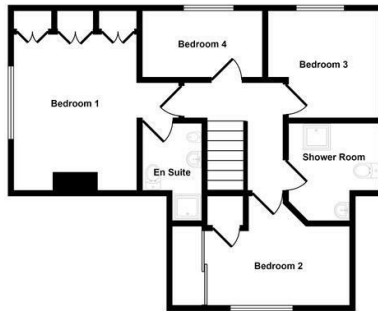




Approx Gross Internal Area
116 sq m / 1246 sq ft

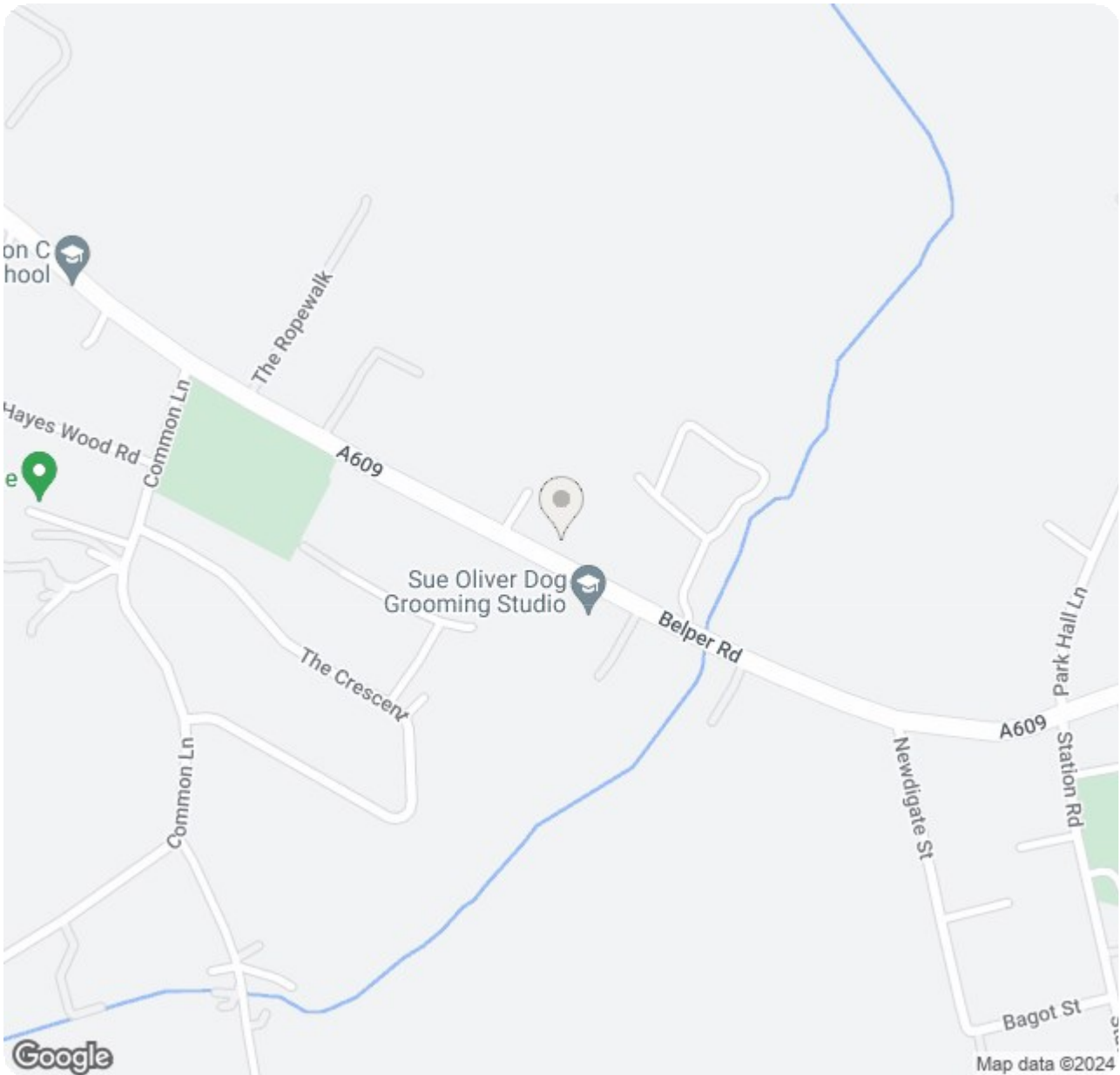


Ground Floor
Approx 63 sq m / 673 sq ft



First Floor
Approx 53 sq m / 573 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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