



56 Sandbed Lane, Belper, Derbyshire, DE56 0SJ

£229,950



A traditional Victorian semi detached family home offering deceptively spacious two bedroom character accommodation. Having lawned garden with sunny patio, enjoying an open aspect with far reaching countryside views. Viewing is strongly recommended.



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The welcoming accommodation has original features comprising a side entrance hallway, sitting room with feature brick open fireplace and dual aspect apex window, dining room with cellar providing useful storage and fitted kitchen. To the first floor there is a landing, two double bedrooms and bathroom.

Benefitting from UPVC double glazed windows and doors, gas central heating fired by a combi boiler.

There is a walled fore garden to the front with access to the side leading to the entrance door and rear garden. The lawned rear garden has a paved patio enjoying a westerly aspect with stunning open views over Belpers' countryside.

Sandbed Lane is a popular area, to the outskirts of Belper, having local amenities and within easy reach of Belper with its busy railway station, excellent schools, shopping, bars, restaurants and leisure facilities. Benefitting from easy access to Derby and Nottingham, via major road links, ie A38, M1 and A6, which provides the gateway to the stunning Peak District

ACCOMMODATION

A half glazed UPVC entrance door allows access from the side.

ENTRANCE HALLWAY

There is feature lighting, stairs climb to the first floor and an original stripped pine door opens into :

SITTING ROOM

11'10 x 11'10 max (3.61m x 3.61m max)

A light room having UPVC double glazed window to the front with apex style UPVC double glazed side window. An exposed brick open fire place with tiled hearth, recessed reclaimed timber shelving to the sides, TV aerial point, telephone point, original coving and radiator.

DINING ROOM

12' x 12' (3.66m x 3.66m)

There is a UPVC double glazed window to the rear enjoying views, coving, radiator and access to the cellar, which is split into two rooms, one with vaulted ceiling, light and power.

FITTED KITCHEN

8'2 x 6'9 (2.49m x 2.06m)

Well equipped with a range of base cupboards, drawers and eye level units with solid wood block work surface over incorporating a stainless steel sink drainer with mixer taps and splash back tiling. Integrated appliances include electric oven, gas hob and extractor hood, space for a fridge freezer and plumbing for a washing machine. There is vinyl flooring, radiator, shelving and a wall mounted Worcester boiler, serving the domestic hot water and central heating system.

LANDING

There is a radiator.

BEDROOM ONE

12' x 12' (3.66m x 3.66m)

There is a UPVC double glazed window to the front elevation, side apex window, coving to the ceiling, TV aerial point and painted floorboards.

BEDROOM TWO

12'4 x 7'7 (3.76m x 2.31m)

Having a UPVC double glazed window to the rear elevation enjoying views over Belper, radiator, TV aerial point and a built-in cupboard provides hanging and shelving with access to roof void.

BATHROOM

Appointed with a three piece suite comprising panelled bath with thermostatic shower over, pedestal wash hand basin and low flush WC. There is complementary full tiling, radiator and UPVC double glazed window to the rear elevation.

OUTSIDE

To the front of the property is a walled fore garden with a path to the side providing

access to the entrance door and through a secure wooden gate to the garden.

The garden is mainly laid to lawn with a paved patio area, perfect for alfresco dining. There is a wooden shed, outside tap, light and a gravelled seating area enjoying an open aspect and far reaching views.



Road Map



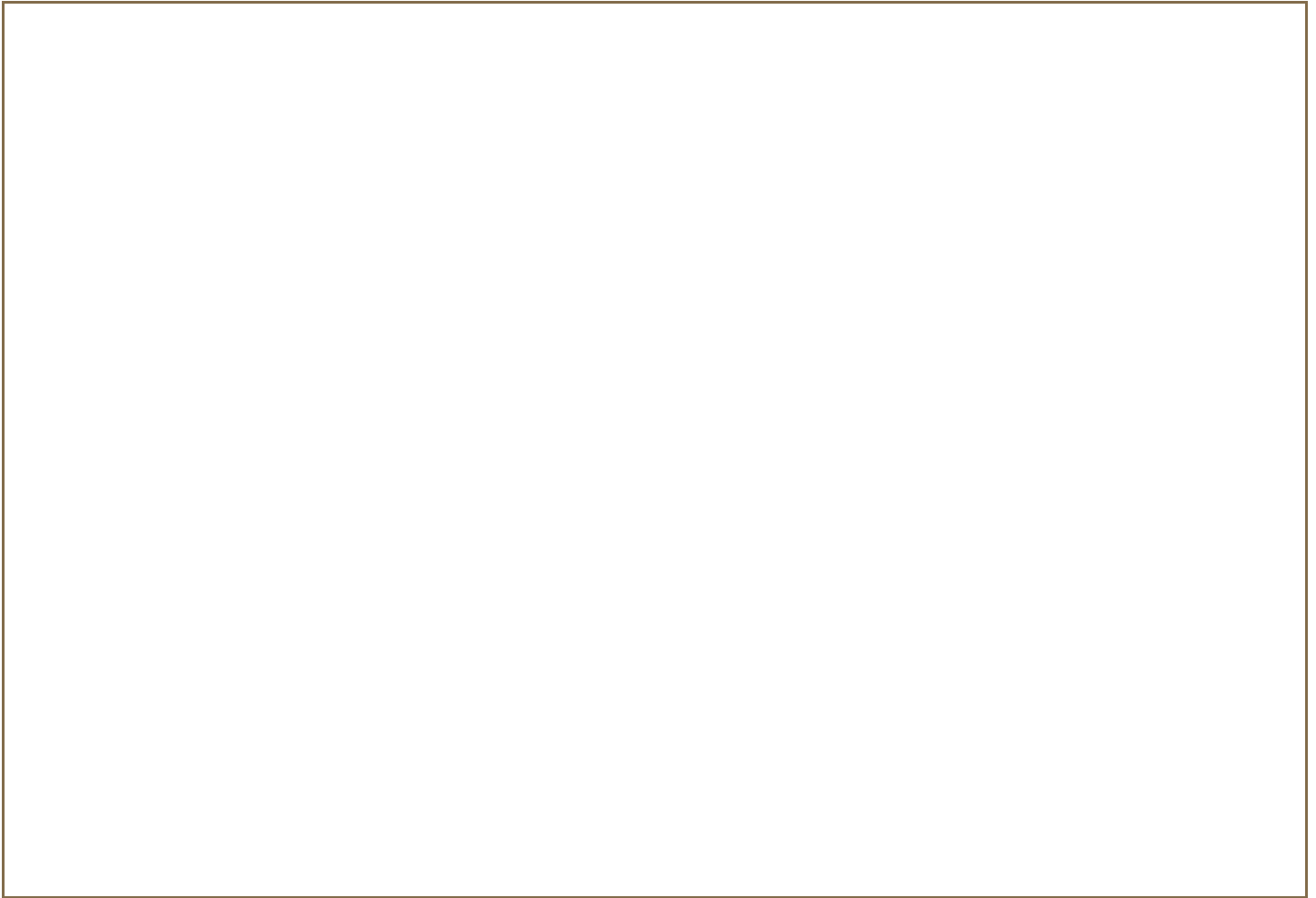
Hybrid Map



Terrain Map



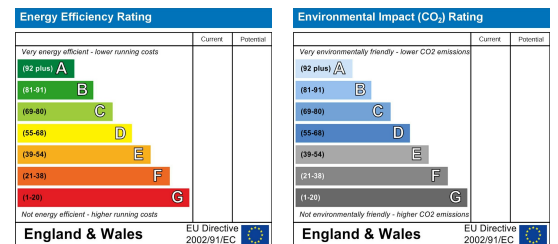
Floor Plan



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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