



## 18 Parkside, Belper, DE56 1HY

**£315,000**



An immaculately presented semi detached PERIOD FAMILY HOME offering versatile THREE BEDROOMED accommodation over THREE STOREYS. Situated conveniently close to Belper town centre. Off road parking, SOUTH FACING garden with an open aspect and COUNTRYSIDE VIEWS. Viewing is highly recommended



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The welcoming accommodation comprises entrance porch with Minton tiled floor, original entrance door with feature leaded lights opening into a reception hallway with an elegant panelled staircase. The sitting room has a period slate open fireplace, living room with multi-fuel stove and views, home office. To the lower ground floor there is fitted dining kitchen, utility room and workshop. To the first floor there are three good sized bedrooms and a luxury shower room.

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

To the front of the property there is a car parking space. A path to the side provides access to the sunny rear garden, with patio, perfect for alfresco dining and enjoying the open aspect and far reaching views.

Situated close to Belper town centre with its busy railway station, excellent shopping, schools, bars, restaurants and leisure facilities. There are many local walks and easy access to Nottingham and Derby via major road links ie. A38, M1 and A6, which provides the gateway to the stunning Peak District.

## ACCOMMODATION

Stylish glazed black arched double doors open into :

### ENTRANCE PORCH

There is a light, Minton tiled floor and an original half glazed wooden entrance door with original feature leaded lights and matching window.

### HALLWAY

Having original coving, radiator, ceramic tiled flooring and an elegant panelled staircase climbs to the first floor landing. A glazed UPVC entrance door opens to the side and stairs lead to the lower ground floor.

### SITTING ROOM

12'7 x 11'9 (3.84m x 3.58m )

Having an original black slate period open fireplace with emerald Victorian tiled insert and cast iron grate, period dado rail and coving, radiator, telephone point, TV aerial point and a UPVC double glazed window to the front.

### LIVING ROOM

13' x 12'7 (3.96m x 3.84m )

A naturally light and bright room having a large picture window flooding the room with natural light and enjoying open views, radiator, satellite connection and a Adams style mahogany fire surround with tiled hearth and insert housing a multi-fuel stove.

### HOME OFFICE

8'5 x 6'5 (2.57m x 1.96m )

There is a matching tiled floor, UPVC double glazed window to the rear elevation enjoying views and a built-in cupboard houses the wall mounted Baxi combi boiler, serving the domestic hot water and central heating system.

### LOWER GROUND FLOOR

#### LOBBY

16' (4.88m)

Having ceramic tiled flooring and a generous understairs store with light.

#### DINING KITCHEN

13'4 x 12'8 (4.06m x 3.86m )

Comprehensively appointed with a range of solid oak base cupboards, drawers and eye level units with marble effect rolled top work surface over incorporating a porcelain one and a half sink drainer with mixer taps and splash back tiling. Integrated appliances include a Kenwood Range style gas range cooker with twin ovens and five ring gas hob, extractor hood and space for a full height fridge and freezer. There is ceramic tiled flooring, towel radiator, inset spot lights, UPVC double glazed window to the rear overlooks the garden and a half glazed entrance door opens onto the patio.

#### UTILITY ROOM/ WC

8'2 x 5'8 (2.49m x 1.73m )

Having a low flush WC, wall mounted wash hand basin, radiator, ceramic tiled flooring, UPVC double glazed window, plumbing for a washing machine, space for a tumble dryer and wall mounted glazed units.

## WORKSHOP

13' x 11'3 (3.96m x 3.43m )

There is light, power and storage facilities.

## ON THE FIRST FLOOR

### LANDING

There is a window to the side elevation and access to the part boarded roof void.

### BEDROOM ONE

13'3 x 11' (4.04m x 3.35m)

A well proportioned room with UPVC double glazed window to the rear enjoying far reaching open views and radiator.

### BEDROOM TWO

12'7 x 11'10 (3.84m x 3.61m)

There is a UPVC double glazed window to the front elevation, TV aerial point and radiator.

### BEDROOM THREE

9'7 x 8'7 max measurements (2.92m x 2.62m max measurements)

There is a built-in over stairs cupboard providing ample storage, radiator and UPVC double glazed window to the front elevation.

### LUXURY SHOWER ROOM

8'7 x 8'2 (2.62m x 2.49m )

Appointed with a double shower enclosure with electric shower, a vanity wash hand basin is built-in to a range of cherry wood effect cabinets and a close

coupled WC is fitted with matching cupboards. There is complementary half tiling, ceramic tiled floor, inset spot lights, radiator and a UPVC double glazed window to the rear elevation.

## OUTSIDE

To the front of the property there is a car parking space. A path to the side leads through a secure gate, to the rear.

## GARDEN

Steps lead to the South facing rear garden, which is mainly laid to lawn, having a patio and established flower beds with mature trees, shrubs and flowering plants. There is an outside tap, external lighting and power point.



## Road Map



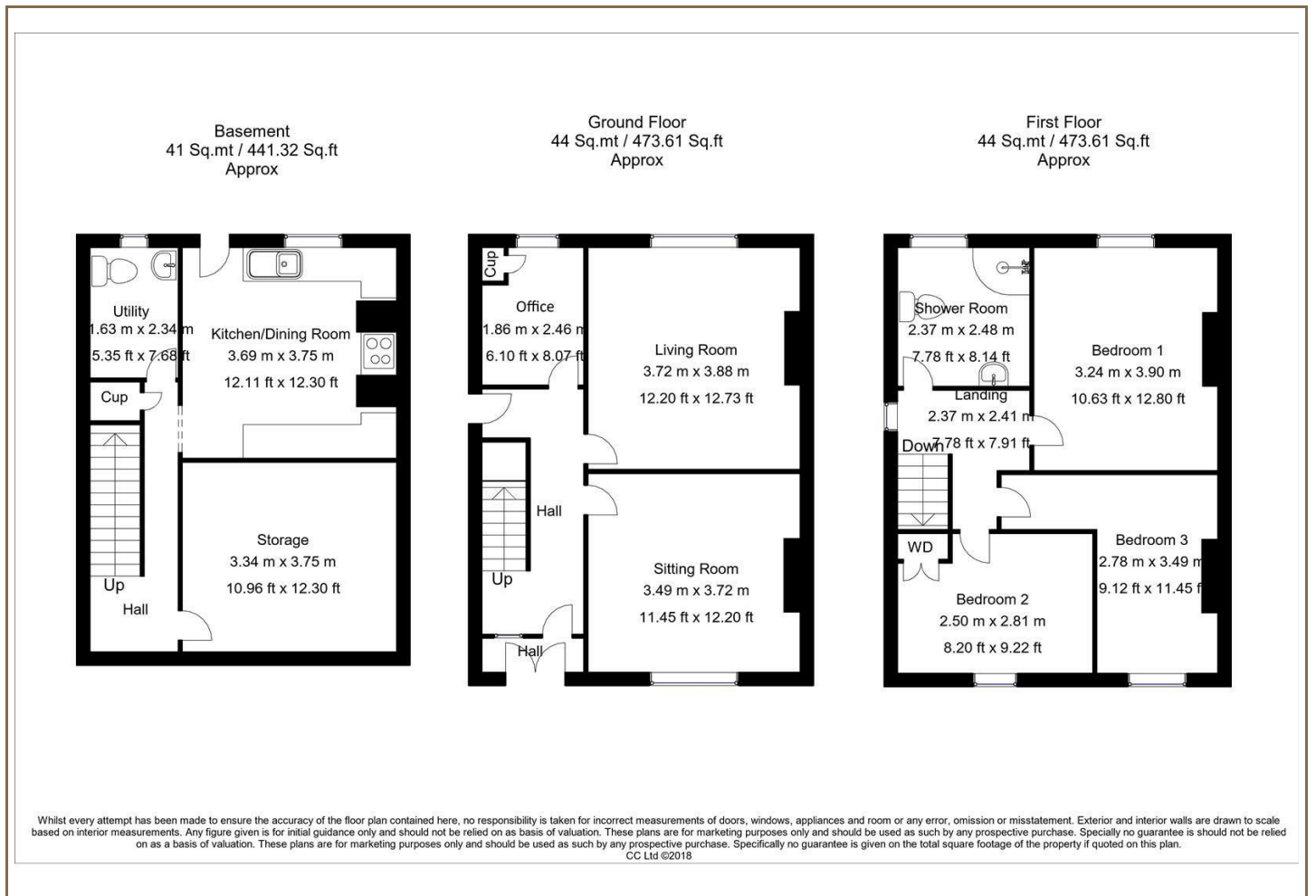
## Hybrid Map



## Terrain Map



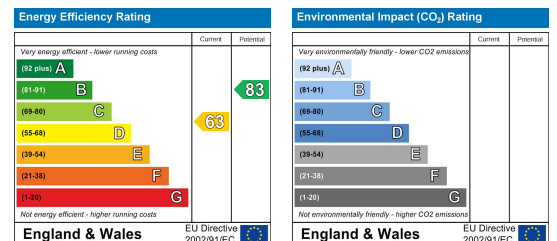
## Floor Plan



## 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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