



## 59 Becksitch Lane, Belper, DE56 1UZ

**£199,950**



A deceptively spacious modern three bedroom town house, situated conveniently close to Belper town centre. Having enclosed garden with car parking to the rear. Viewing is recommended.



# 59 Becksitch Lane, Belper, DE56 1UZ

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The well presented modern accommodation comprises entrance hallway, beautifully fitted kitchen with integrated appliances and spacious lounge diner with patio doors opening onto the garden. To the first floor there is a landing and three good sized bedrooms and bathroom.

Benefitting from electric heaters and UPVC double glazed windows and doors.

To the front of the property there is an open porch with access to the rear garden through the arch. There is allocated car parking and an enclosed rear garden, which is laid to lawn with a garden shed.

Situated conveniently close to Belper town centre with its busy railway station, excellent shopping, schools, bars, restaurants and leisure facilities. There are many countryside walks 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 UPVC entrance door allows access.

## ENTRANCE HALLWAY

There is polished wood effect flooring, corner shelving, electric wall heater, telephone point and stairs climb to the first floor.

## FITTED KITCHEN

11'2 x 5'8 (3.40m x 1.73m )

Well appointed with a range of grey 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 back tiling. Integrated appliances include an electric oven, induction hob, extractor hood, plumbing for a washing machine and dishwasher with space for a tumble dryer. There is a ceramic tiled floor, UPVC double glazed window to the front and an extractor fan.

## LOUNGE DINER

19'10 x 12'1 (6.05m x 3.68m )

A generous open plan lounge diner with a useful under stairs cupboard with light and power providing storage. There is an Adams style fire surround with marble effect hearth and insert, UPVC double glazed window to the side, TV aerial point, satellite connection, telephone point, two electric heaters and sliding patio doors open onto the garden.

## ON THE FIRST FLOOR

### LANDING

There is access to the part boarded roof void,

## BEDROOM ONE

13'5 x 12'2 max measurements (4.09m x 3.71m max measurements)

There are two UPVC double glazed windows to the front elevation, wood effect flooring and an electric heater.

## BEDROOM TWO

15'2 x 8'1 (4.62m x 2.46m )

There is wood effect flooring, UPVC double glazed window to the front elevation, electric heater and access to the roof void.

## BEDROOM THREE

12' x 7'2 (3.66m x 2.18m )

Having an electric heater and UPVC double glazed window to the rear elevation.

## BATHROOM

Appointed with a three piece suite comprising panelled bath, pedestal wash hand basin and low flush WC. Complementary half tiling, UPVC double glazed window to the rear, wall mounted heater and wood effect flooring.

## OUTSIDE

To the front of the property is an open porch canopy with outside light. There is access to the rear of the property, with allocated car parking for two vehicles. The enclosed rear garden is laid with faux lawn with a patio area and wooden garden shed.



## Road Map



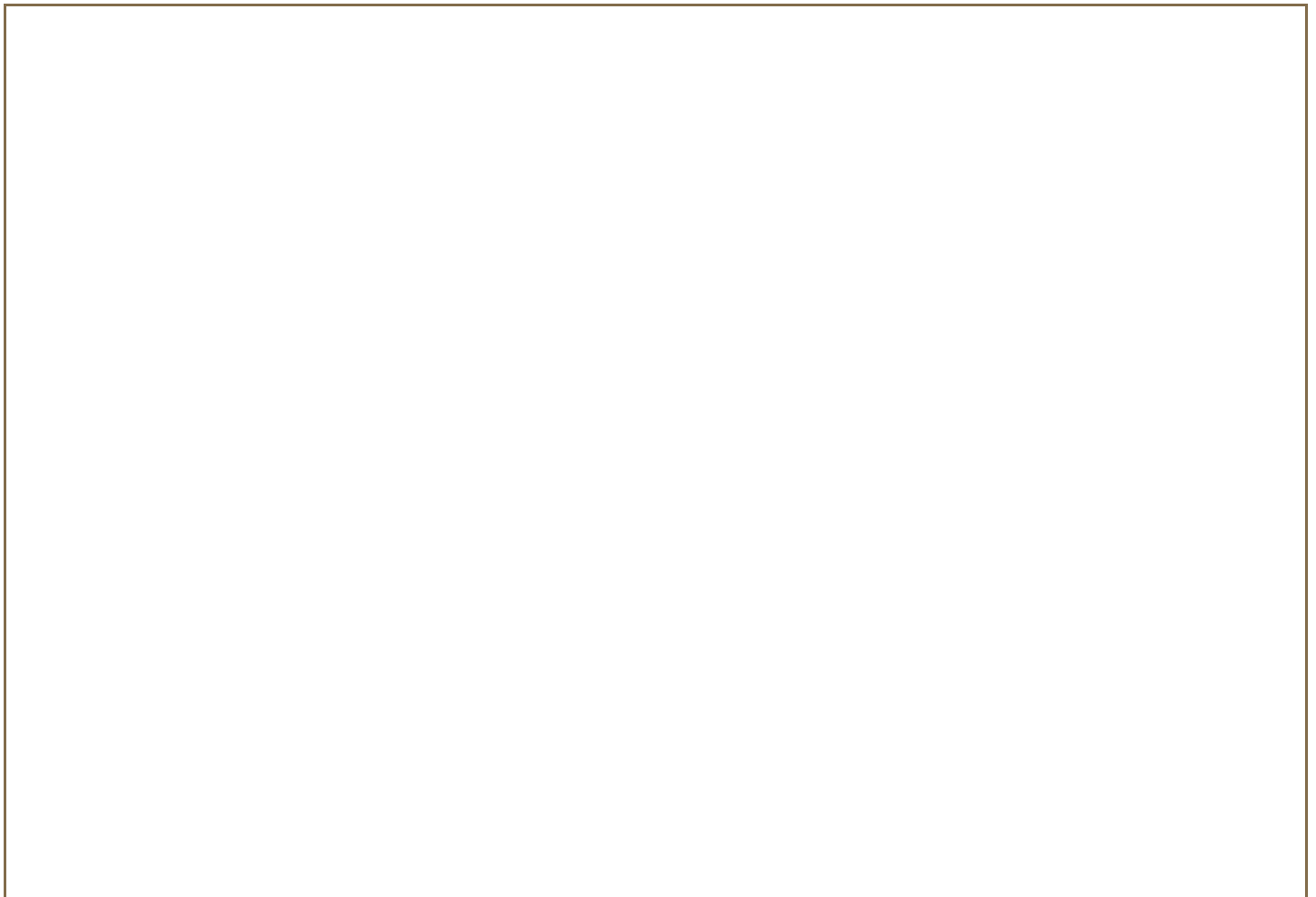
## Hybrid Map



## Terrain Map



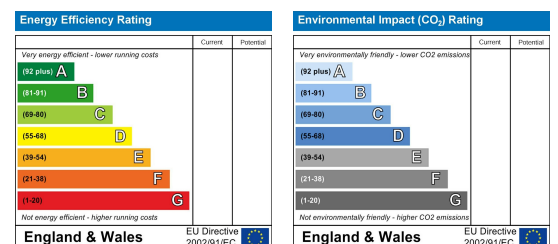
## Floor Plan



## 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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