



Andlestone, 11a Belper Lane, Belper, DE56 2UG

No Onward Chain
£549,950



Situated in the heart of Belper, within easy reach of delightful countryside walks, this is a beautifully appointed stone built property with gardens, driveway and garage.



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DIRECTIONS

Leave the centre of Belper along Bridge Street and at the traffic lights turn left onto Bridge Foot and continue over the river. Turn right onto Belper Lane where the property is situated on the left hand side clearly identified by our "For Sale" board.

The current vendors have spent considerable time and effort in the presentation of this delightful home which in brief comprises a spacious entrance hall with galleried staircase leading to the first floor and ground floor cloakroom, lounge with views over the garden and there is a large dining kitchen with windows to both the front and rear elevation and integrated appliances. Door leading to rear lobby which gives access to the front, rear and there is a personal door to the garage. To the first floor a curved staircase leads to a spacious landing which gives access to three good sized bedrooms and bathroom with WC, bath, shower cubicle and bidet.

Outside the property benefits from a charming garden to the rear which has a paved patio area and paths leading to a tiered garden which is beautifully landscaped by the vendors who are keen gardeners. To the front elevation gates open to reveal a tarmac driveway with access to a garage and there is a further lawn garden to the side of the house with well stocked borders.

The property is situated a few minutes walk from the centre of Belper which is a thriving town with a wealth of shops, restaurants and bars. Local schools are easily accessible as are plentiful countryside walks alongside the river and at Belper River Gardens. Belper is the perfect location for anyone requiring ease of access to the Peak District where stunning countryside is within a short distance.

This architect designed property has a wealth of original features which can only be appreciated by both external and internal inspection.

ACCOMMODATION

Entering the property through double glazed front door with diamond shaped frosted glass inset and frosted side windows.

ENTRANCE HALL

Spacious entrance hall which is the focal point to the property with a curved staircase leading to the first floor, tiled floor, two double glazed windows to the front elevation, curved radiator and access to:

CLOAKROOM

With low level WC, wash hand basin with tiled splashback, frosted double glazed window and tiled floor running through from the hall.

LOUNGE

15' x 11'9" (4.57m x 3.58m)

This delightful room has a double glazed window overlooking the front elevation, double glazed patio doors to the side garden and gas fire set within a decorative surround. The room has two radiators and moulded coving to the ceiling.

DINING KITCHEN

26'5" x 15' (8.05m x 4.57m)

The large dining kitchen is a superb space which must be seen to be fully appreciated. The room has an integrated Bosch oven, integrated microwave and gas hob with shaped extractor over. The room has a sink with drainer and mixer tap beneath a double glazed window overlooking the front elevation and there is a double glazed window to the front, useful kitchen drawers, integrated dishwasher, integrated fridge/freezer, space for a washing machine, underfloor heating, inset ceiling spotlights, double glazed window to the rear elevation and central island which has useful drawers and breakfast bar with space for stools beneath.

The room has a door to the rear porch and to the very far side of the room is an area set aside for dining with ample space for a dining table, occasional furniture with double glazed door to the rear and double glazed window overlooking the rear elevation. Cupboard housing boiler providing domestic hot water and central heating. Access from the kitchen to:

REAR LOBBY

With door to the front elevation, door to the rear elevation and personal door to garage.

TO THE FIRST FLOOR

SPACIOUS GALLERIED LANDING

With window overlooking the front elevation, airing cupboard with shelving, radiator and further large storage cupboard.

BEDROOM ONE

12' x 10'4" (3.66m x 3.15m)

With two double glazed windows making the room particularly bright and airy, two radiators and wardrobes with mirror and sliding doors.

BEDROOM TWO

9'1" x 14'5" (2.77m x 4.39m)

With double glazed window to both the front and back elevation, radiator and a range of bedroom furniture including wardrobes, cupboards and vanity table.

BEDROOM THREE

11'3" x 7'10" (3.43m x 2.39m)

With double glazed window to the rear and radiator.

BATHROOM

11'2" x 9'9" (3.40m x 2.97m)

Fitted with a low level WC, pedestal wash hand basin and corner bath. The room has a glazed shower cubicle, bidet, complementary tiling and frosted double glazed window.

OUTSIDE

Outside the property benefits from an excellent

garden to the rear which has a paved patio area with steps leading to a tiered garden which boasts a wealth of well stocked borders, mature trees and greenhouse.

To the front elevation there is a driveway with car standing and access to a garage. To the side of the house there is a further lawn garden with well stocked borders and mature trees.

GARAGE

9'11" x 18'7" maximum measurement (3.02m x 5.66m maximum measurement)

Plus lobby.

With power, light and up and over door. Ladder leading to a sizeable loft space with plentiful storage.



Road Map



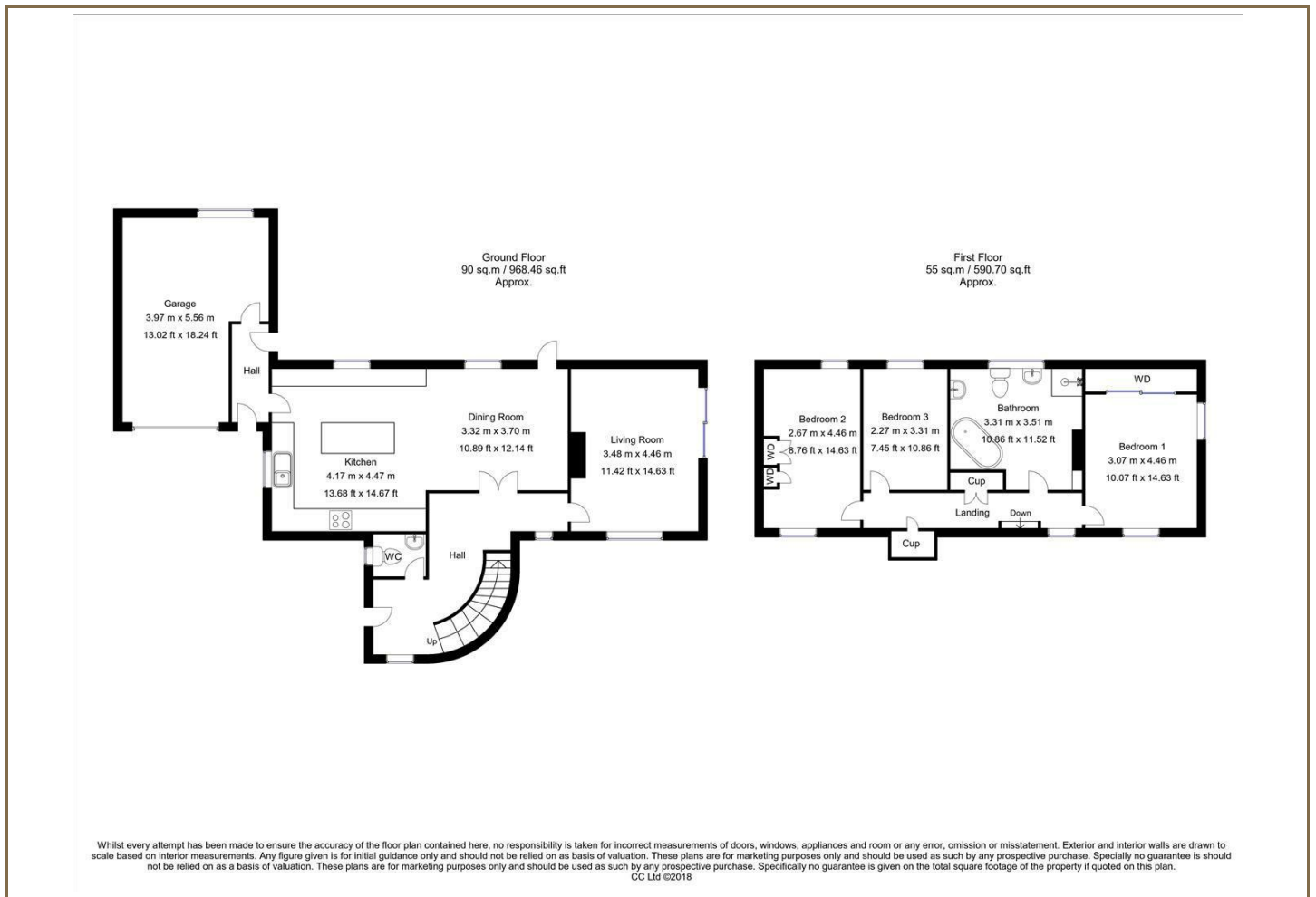
Hybrid Map



Terrain Map



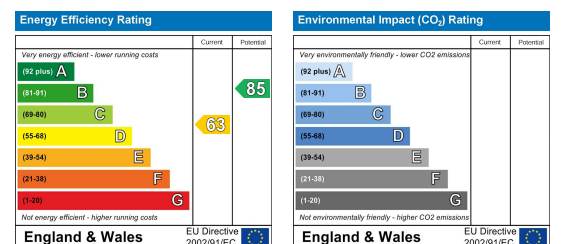
Floor Plan



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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