



## 18 Nailers Way, Belper, DE56 0HT

**£300,000**

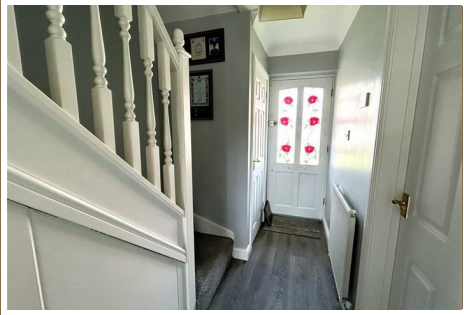


An immaculately presented modern family home offering well proportioned three bedroom accommodation with driveway, garage and landscaped gardens. Situated in a sought after location close to Belper and excellent amenities. Viewing is highly recommended.



# 18 Nailers Way, Belper, DE56 0HT

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The welcoming accommodation comprises entrance hallway with guest WC, fitted breakfast kitchen, dining room and lounge with patio doors opening onto the garden. To the first floor there are three bedrooms, principle bedroom with built-in wardrobe and ensuite shower room and family bathroom.

Benefitting from double glazed windows and doors, gas central heating fired by a combi boiler, cavity wall insulation and security alarm system.

To the front of the property is a lawned garden with driveway providing off road parking and leading to the integral garage. The enclosed rear garden is laid to lawn with various paved seating areas, sunny patio and a garden shed.

Situated on a popular development close to local amenities and within easy access of Belper with its busy railway station, excellent shopping, bars, restaurants and leisure facilities. Major road links are close by to Derby and Nottingham via, A38, M1 and A6, which provides the gateway to the stunning Peak District.

## ACCOMMODATION

A half glazed entrance door allows access.

## ENTRANCE HALLWAY

Having wood effect flooring, radiator, useful under stairs cupboard, coving and stairs climb to the first floor.

## GUEST WC

Appointed with a low flush WC and vanity wash

hand basin with splash back tiling, radiator, wood effect vinyl flooring and double glazed window to the front.

## DINING ROOM

10'11 x 10'9 into bay (3.33m x 3.28m into bay )

There is a double glazed box bay window to the front, radiator, coving, telephone point and a wall mounted electric fire.

## LOUNGE

14'5 x 10'10 (4.39m x 3.30m)

A naturally light and spacious room with UPVC French doors opening onto the garden, wooden fire surround with tiled hearth and insert housing a living flame gas fire, radiator and TV aerial point.

## FITTED KITCHEN

15'2 x 9' (4.62m x 2.74m)

Beautifully appointed with a range of grey base cupboards, drawers and eye level units with wood effect rolled top work surface over incorporating a one and a half bowl stainless steel sink drainer with mixer taps and splash back tiling. There is an integrated gas cooker with double ovens and grill, extractor hood, plumbing for a washing machine and space for a fridge freezer. An understairs pantry provides useful storage, radiator, access to roof void, twin UPVC double glazed windows to the rear and a half glazed entrance door provides access to the side.

## ON THE FIRST FLOOR

## LANDING

There is a radiator, built-in airing cupboard and access to the part boarded roof void.

## BEDROOM ONE

11' x 10' (3.35m x 3.05m)

There is a built-in wardrobe with hanging, shelving and light, radiator, coving, TV aerial point and a double glazed window to the front elevation.

## ENSUITE

Appointed with a shower enclosure with thermostatic shower, vanity wash hand basin and low flush WC, complementary half tiling, radiator, coving, extractor fan, laminate flooring and a double glazed window to the side elevation.

## BEDROOM TWO

10'11 x 7'3 (3.33m x 2.21m )

Having a radiator, coving and double glazed window to the rear elevation.

## BEDROOM THREE

9'2 x 6'4 (2.79m x 1.93m )

There is a double glazed window to the rear elevation, coving and radiator.

## BATHROOM

Fitted with a panelled bath with mixer shower taps, pedestal wash hand basin and low flush WC with complementary half tiling, vinyl flooring, heated towel radiator, coving, extractor fan and a double glazed window to the rear elevation.

## OUTSIDE

To the front of the property is lawned fore garden with driveway providing off road parking and leading to an integral garage. A path to the side provides access to the rear.

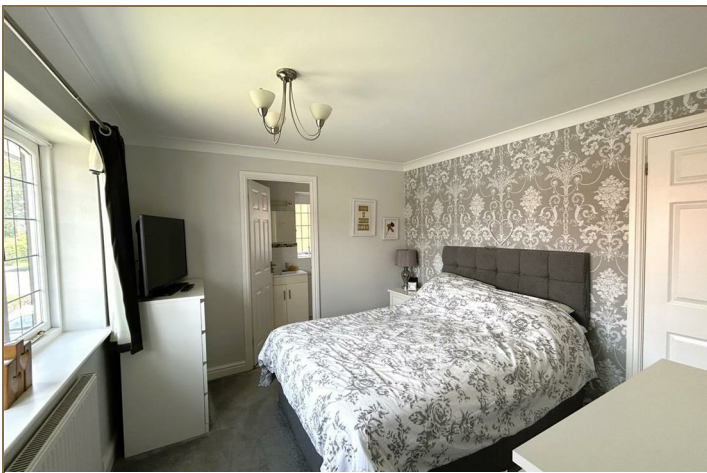
## GARAGE

17'9 x 7'9 (5.41m x 2.36m)

Having an up and over door, light, power, over head storage and personal door to the side. A wall mounted Glow worm combi boiler serves the domestic hot water and central heating system.

## REAR GARDEN

The well maintained and well stocked garden is mainly laid to lawn with a sunny paved patio area with raised flower beds, paved seating area, garden shed, outdoor lighting, power and outside tap.



## Road Map



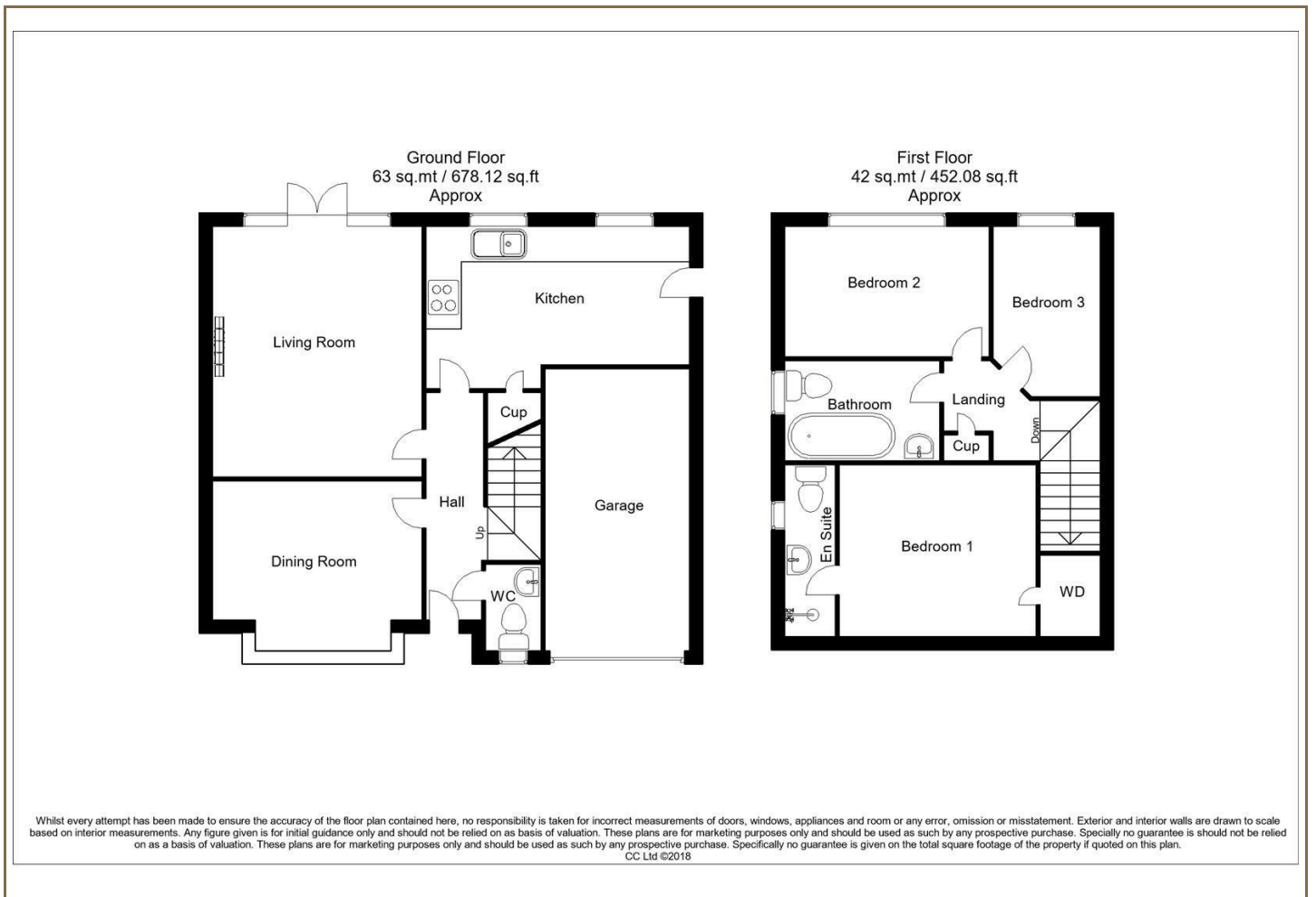
## Hybrid Map



## Terrain Map



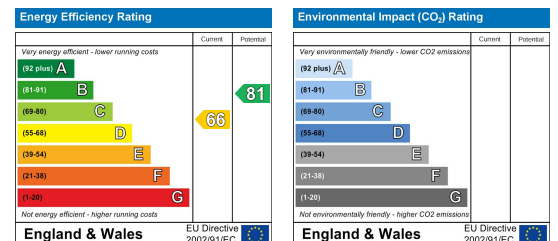
## Floor Plan



## 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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