



1 Pilsley Close, Belper, DE56 1TD

£395,000



Offered with vacant possession / no chain. An impressive modern four bedroom detached family home situated in a quiet cul de sac location offering quality accommodation. Situated conveniently close to local amenities. A double drive provides off road parking, leading to an integral garage and landscaped south facing gardens. Viewing is highly recommended



1 Pilsley Close, Belper, DE56 1TD

£395,000



The beautifully appointed modern family accommodation comprises entrance hallway with oak flooring, guest WC, spacious lounge with an Adams style fire surround, coving and dado rail. open into a dining room with patio doors providing access onto the garden. There is a well equipped fitted dining kitchen with AEG and Smeg appliances and access into the garage. To the first floor there is a family bathroom, four good sized bedrooms with fitted wardrobes and principle bedroom having ensuite shower room.

Benefitting from UPVC double glazed windows and doors, gas central heating fired by a recently installed (Sept 2023) Alpha combi boiler with 10 year parts and labour warranty and a security alarm system.

To the front of the property is a double driveway providing off road parking and leading to an integral garage. A path to the side provides access to the rear landscaped garden well stocked with trees, shrubs and flowering plants with a sunny patio enjoying a southerly aspect.

Located on a popular estate close to excellent local amenities and St John's school catchment area and within walking distance of Belper with its independent shopping, busy railway station, bars, restaurants and leisure facilities. Situated within easy reach of Derby,

Nottingham and major road links; A6, A38 & M1 whilst providing the gateway to the beautiful Peak District.

ACCOMMODATION

A UPVC double glazed entrance door with glazed insert and full height side windows allows access.

ENTRANCE HALLWAY

Having Tarkett real oak engineered wood flooring, radiator, useful understairs cupboard with shelving provides shoe storage and stairs climb to the first floor. Double doors open into :

LOUNGE

17' x 10'7 (5.18m x 3.23m)

A light and spacious room with a bay window to the front having three UPVC double glazed windows to the front, an Adams style white plaster fire surround with marble hearth and matching insert houses a living flame gas fire, decorative coving and dado rail. There is a TV aerial point, satellite connection, telephone point, two radiators and matching Tarkett engineered real oak flooring.

DINING ROOM

10'4 x 9'10 (3.15m x 3.00m)

Having matching Tarkett engineered oak flooring, dado rail, coving, radiator and patio doors open onto the garden.

DINING KITCHEN

14'11 x 11'4 overall measurements (4.55m x 3.45m overall measurements)

Beautifully appointed with Paula Rosa range of off white shaker style base cupboards, drawers, eye level units and larder cabinets with honed black granite work surface incorporating a Franke inset stainless steel sink, drainer with mixer taps and natural splash back tiling. Integrated appliances include a Smeg range cooker with double electric ovens and grill, four ring gas hob, extractor fan, AEG fridge, dishwasher and plumbing for a washing machine. There is LED inset spot lighting, under plinth lighting, radiator, Pergo oak effect flooring, dual aspect UPVC double glazed window to the side and rear fitted with bespoke blinds and a glazed entrance door opens to the rear. A personal door opens into the garage.

GUEST WC

Appointed with a low flush WC, pedestal wash hand basin with splash back tiling,

radiator, ceramic tiled floor, radiator, extractor fan and alarm system.

TO THE FIRST FLOOR

LANDING

There is a wired smoke and heat detector, in-built airing cupboard providing linen storage with shelving and there is access to the boarded roof void via a loft ladder with lighting providing generous storage.

PRINCIPAL BEDROOM ONE

14'1 x 13'5 overall measurements (4.29m x 4.09m overall measurements)

There is a triple built-in wardrobe providing hanging and shelving, limed oak effect flooring, radiator, panic alarm, wall lights with matching ceiling light and curtain rail.

ENSUITE

There is a honed natural limestone tiled floor, matching ceramic wall tiles, close coupled low



flush WC, vanity wash hand basin and a walk-in shower enclosure with Showerlux tray and spa shower with body jets and rainfall shower. heated towel radiator, inset lighting, stainless steel shaver point, extractor fan, mirror and a UPVC double glazed window to the side elevation.

BEDROOM TWO

12' x 10' (3.66m x 3.05m)

Having been fitted with new carpet, built-in double wardrobe provides storage, radiator, arched recess with shelf and a UPVC double glazed window to the front elevation.

BEDROOM THREE

9'9 x 9'8 (2.97m x 2.95m)

Fitted with new carpet, UPVC double glazed window to the rear elevation, radiator and a built-in double wardrobe provides hanging and shelving.

BEDROOM FOUR

10'1 x 8'2 (3.07m x 2.49m)

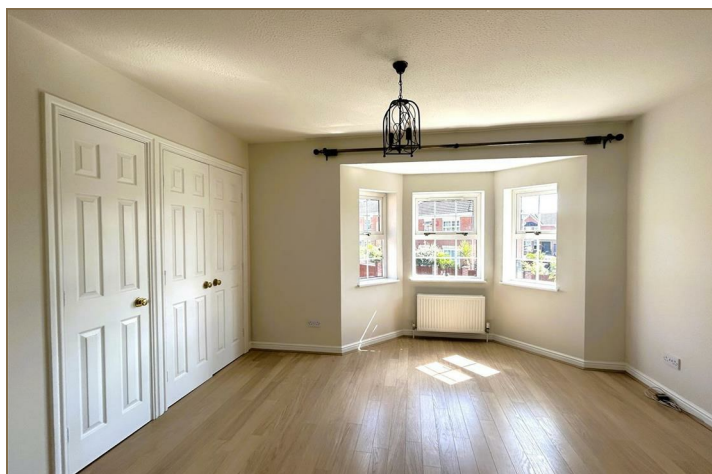
There is a double wardrobe providing hanging and shelving, radiator, UPVC double glazed window to the rear, telephone point and wide panel oak effect flooring.

FAMILY BATHROOM

Appointed with a three piece suite comprising panelled bath with Triton electric shower and glazed screen over, vanity wash hand basin and low flush WC. There is complementary half tiling, radiator, extractor fan, wood effect vinyl flooring, inset spot lighting and UPVC double glazed window to the rear elevation.

OUTSIDE

To the front of the property is a lawned fore garden with a tarmac double driveway providing off road parking and leading to the integral garage. A path to the side provides access to the rear through a secure wooden gate.



GARAGE

17'2 x 8'5 (5.23m x 2.57m)

Up and over door, LED strip light, power, wall mounted Alpha Evoke 'A' rated combi boiler (serving the domestic hot water and central heating system) and a personal door opens into the kitchen.

REAR GARDEN

Enjoying a southerly aspect the sunny landscaped garden has a block paved patio, perfect for alfresco dining, outside light and tap. There is a lawn with mature hedging, wooden garden shed and cedar timber greenhouse.



Road Map



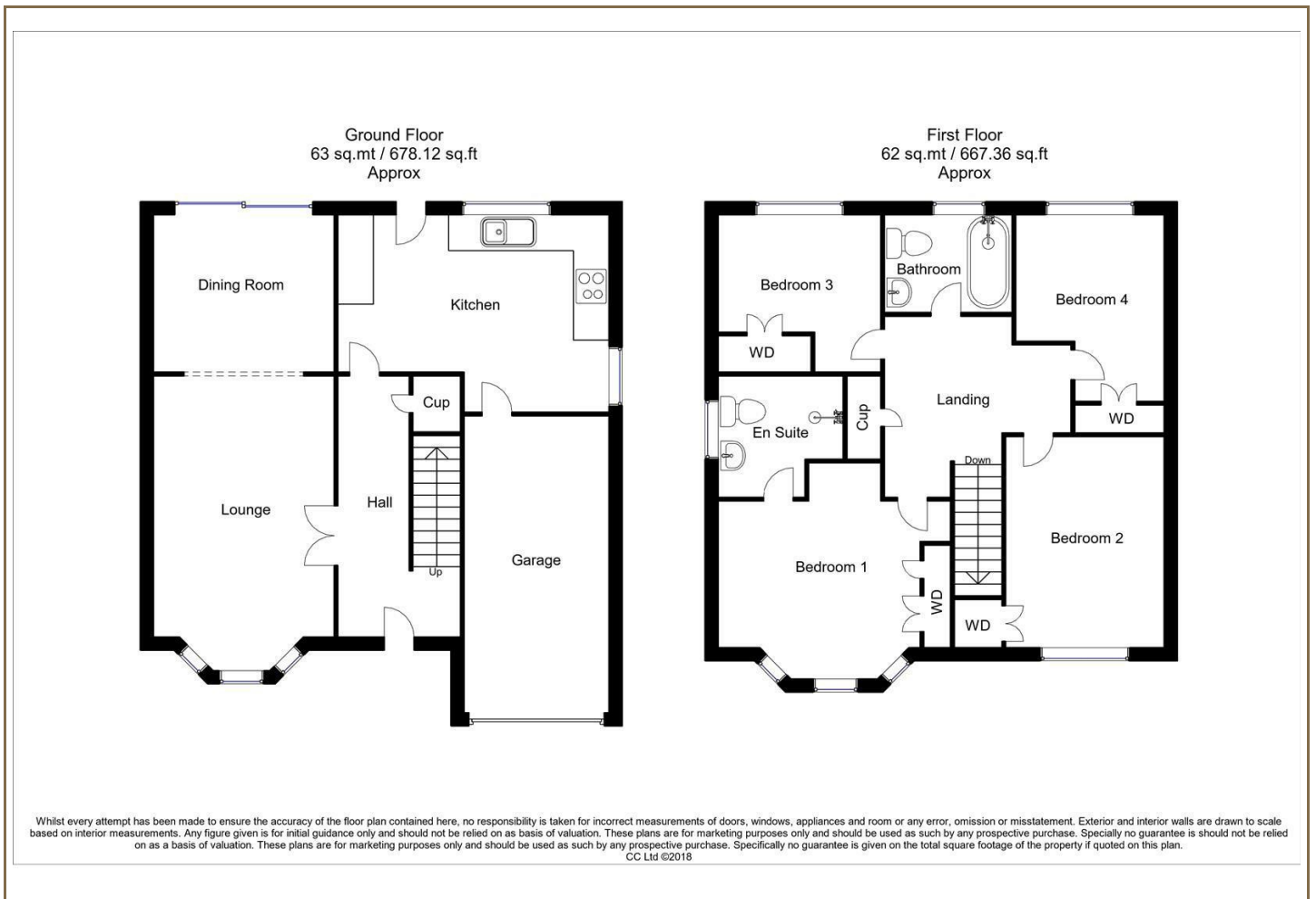
Hybrid Map



Terrain Map



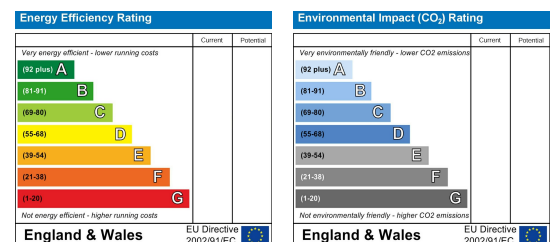
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk