



## 28 Orton Way, Belper, DE56 1UB

**£389,950**



A beautifully presented modern four bedroom detached family home, situated in a popular cul de sac location occupying a corner plot with generous car parking, garage and gardens with additional land adjacent. Viewing is highly recommended.



# 28 Orton Way, Belper, DE56 1UB

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The well appointed accommodation comprises entrance hallway, guest WC, lounge with bespoke in built book cases, dining room, fitted breakfast kitchen with integrated appliances and separate utility room. To the first floor there are four good sized bedrooms (principal bedroom with ensuite shower room) and family bathroom.

The family have acquired a parcel of land adjacent to the garden, which could easily be incorporated to extend the garden and offer potential to extend the property, subject to local authority planning consent.

Benefitting from UPVC double glazed windows and doors and a newly installed gas central heating system fired by a combi boiler.

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.

To the front of the property is a generous driveway providing off road parking and hard standing, leading to an integral garage. The

sunny rear garden is laid to lawn with a paved patio, perfect for alfresco dining and entertaining. Adjacent to the property is a separate parcel of land, offering potential to extend the garden.

## ACCOMMODATION

A half glazed entrance door allows access

## ENTRANCE HALLWAY

There is a radiator, patterned ceramic tiled flooring, access to the roof void and stairs climb off to the first floor.

## GUEST WC

Appointed with a low flush WC, wall mounted wash hand basin and low flush WC, chrome heated towel radiator, mosaic splash back tiling, extractor fan, UPVC double glazed window to the front and matching patterned tiled flooring.

## LOUNGE

16'6 x 11'3 (5.03m x 3.43m )

Fitted with a range of contemporary in-built bespoke bookcases incorporating a recessed feature fireplace with tiled hearth, UPVC double glazed window to the front, wood effect flooring, TV aerial point, telephone point and vertical radiator. Open into :

## DINING ROOM

9'9 x 9'5 (2.97m x 2.87m )

There is matching wood effect flooring, radiator and French doors open onto the garden.

## FITTED BREAKFAST KITCHEN

11'8 x 10'4 (3.56m x 3.15m)

Appointed with a range of beech effect base cupboards, drawers and eye level units with marble effect rolled top work surface over incorporating a one and a half bowl acrylic sink drainer with hose attachment mixer taps and splash back tiling. Integrated appliances include Neff double electric oven, combination oven, gas hob with extractor hood, dishwasher and fridge. There is ceramic tiled flooring, inset spot lighting, UPVC double glazed window to the rear, radiator and under plinth lighting. Open into :

## UTILITY ROOM

7'9 x 5'7 (2.36m x 1.70m)

Fitted with matching beech effect base cupboard and larder unit with acrylic sink drainer with mixer tap and splash back tiling, radiator, ceramic tiled floor, plumbing for a washing machine, space for a tumble dryer, a half glazed entrance door provides access to the garden. A personal door opens into the garage.

## ON THE FIRST FLOOR

### LANDING

There is a built-in airing cupboard, providing linen storage, radiator and access to the fully insulated roof void, which is part boarded with loft ladder and light.

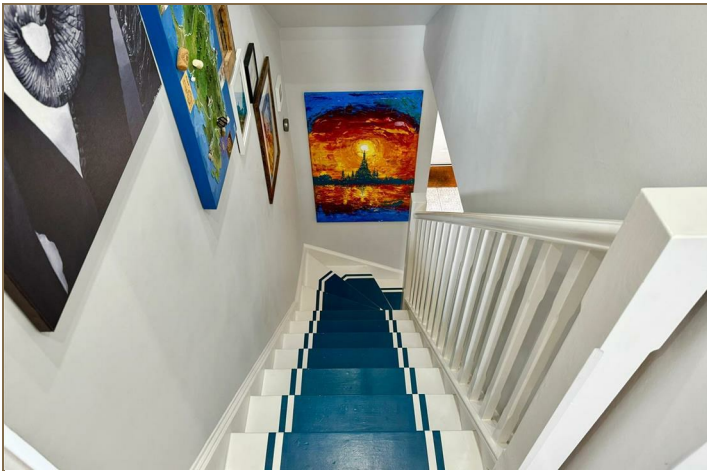
### BEDROOM ONE

17'9 x 11'10 (5.41m x 3.61m)

A generous bedroom with UPVC double glazed window to the front elevation, radiator, TV aerial point and telephone.

### ENSUITE SHOWER ROOM

Newly fitted with a shower enclosure having a thermostatic shower with inset spot light and extractor fan, vanity wash hand basin and low flush WC, heated towel radiator, complementary tiling, shelving, illuminated mirror, UPVC double glazed window to the front elevation and solid wood parquet style flooring.



## BEDROOM TWO

9' x 8' + wardrobe recess (2.74m x 2.44m + wardrobe recess)

Having an over stairs built-in wardrobe providing hanging facility, radiator, TV aerial point and a UPVC double glazed window to the front elevation.

## BEDROOM THREE

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

There is a fixed hanging rail with shelf, radiator and UPVC double glazed window to the rear elevation. The room has a hand painted meadow mural, ideal for a nursery or child's room.

## BEDROOM FOUR

8'8 x 7'10 (2.64m x 2.39m )

Currently used as a home office, UPVC double glazed window to the rear elevation and radiator.

## FAMILY BATHROOM

Newly appointed with a panelled bath with central taps and thermostatic shower over, vanity wash hand basin and close coupled

WC, complementary natural half tiling, illuminated mirror, extractor fan, vertical radiator, shaver point, inset spot lighting, parquet solid wood effect flooring and UPVC double glazed window to the rear elevation.

## OUTSIDE

To the front of the property is a generous tarmac driveway providing ample car parking, turning and hard standing space, leading to a garage. There is outside lighting and a path to the side provides access to the rear.

## GARAGE

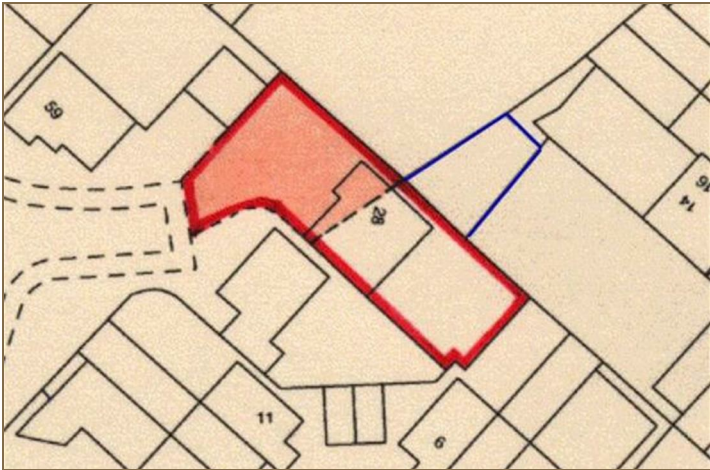
17'2 x 7'11 (5.23m x 2.41m )

Having a up and over door, light, power and a personal door into the utility room. A newly installed Worcester combi boiler serves the domestic hot water and central heating system.

## GARDEN

The sunny rear garden is mainly laid to lawn with a paved seating area, perfect for alfresco dining and entertaining. There is wildlife garden, outside tap, light.





## Road Map



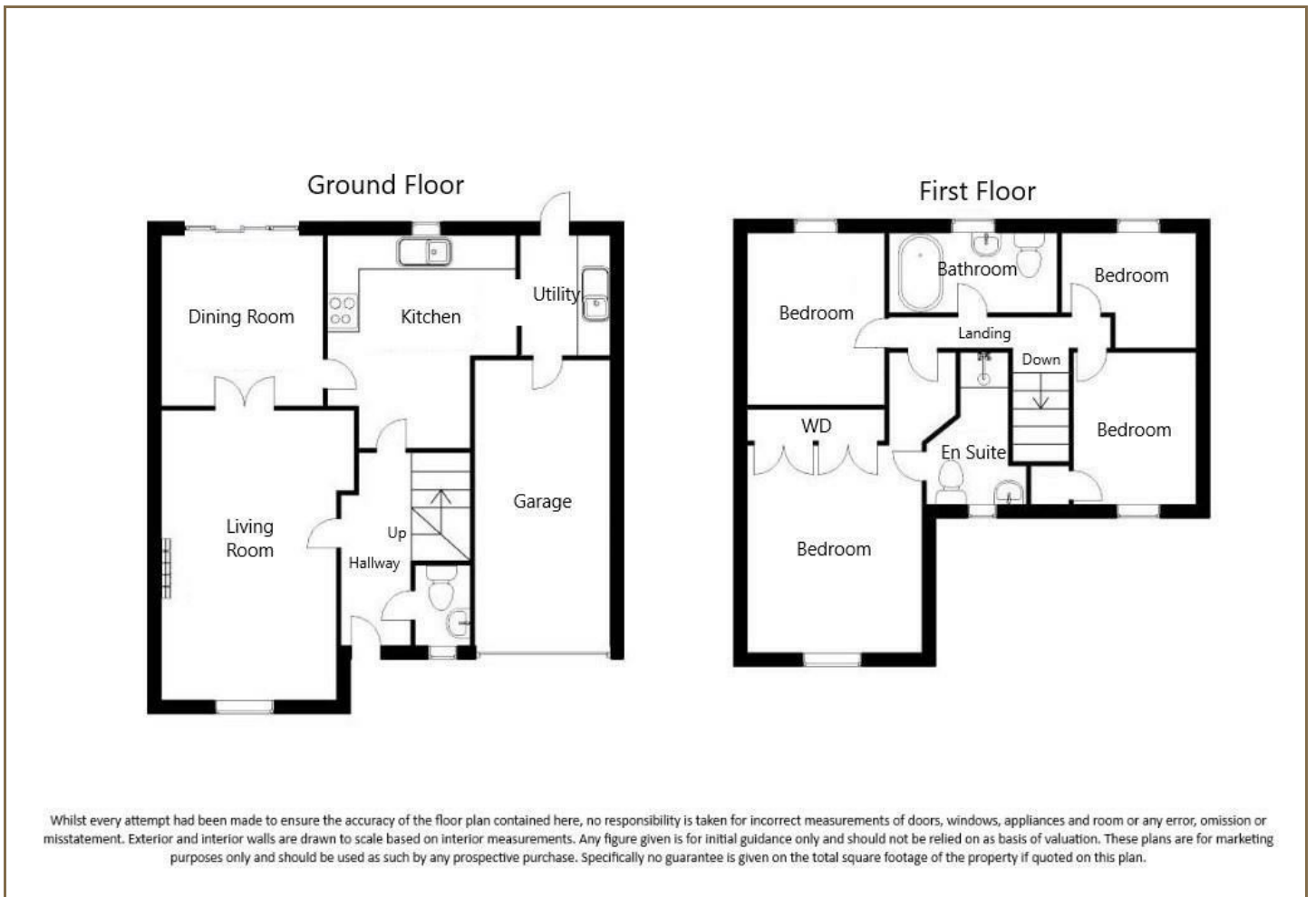
## Hybrid Map



## Terrain Map



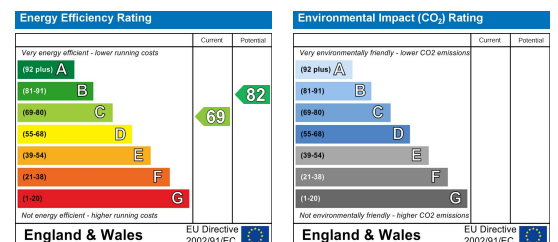
## Floor Plan



## 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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