



## 208 Nottingham Road, Belper, DE56 1JL

**£270,000**



Offered with vacant possession/no chain. A modern three/ four bedroom family home, being conveniently situated close to Belper and its excellent amenities. The deceptively spacious yet versatile accommodation is over three floors. Having ample off road parking, garage and low maintenance garden. Viewing is highly recommended.



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The modern accommodation comprises entrance hallway, with cloaks storage and personal door into the garage, guest WC, useful utility room and a garden room / bedroom four with French doors onto the garden. To the first floor there is a light and spacious lounge with Juliette balcony, a well equipped fitted dining kitchen and landing with stairs off to the second floor. The principal bedroom has an ensuite shower room and built-in wardrobes, two further bedrooms and the family bathroom.

Benefitting for UPVC double glazed windows and doors, gas central heating and security alarm system.

To the front of the property a tarmac driveway provides ample off road parking and leads to an integral garage. A path to the side allows access to the rear enclosed garden, which is landscaped for ease of maintenance with a decked seating area and paved patio, ideal for alfresco dining.

Situated conveniently close to Belper within walking distance of the town with its busy railway station, excellent schools, shopping, bars restaurants and leisure facilities. Renowned for its historic mills, character and charm Belper has many country and riverside walks and benefits from 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 half glazed composite entrance door allows access.

## ENTRANCE HALLWAY

Having wood effect flooring, in-built cloaks

cupboard, radiator useful storage cupboard, personal door opens into the garage and stairs climb to the first floor landing.

## GUEST WC

Appointed with a low flush WC, pedestal wash hand basin with tiled splash back, wood effect flooring, radiator and extractor fan.

## UTILITY ROOM

7'4 x 6'6 (2.24m x 1.98m)

There is matching wood effect vinyl flooring, base cupboard with work surface and upstand incorporating a stainless steel sink drainer with mixer tap, plumbing for an automatic washing machine, space for a tumble dryer, radiator, half glazed entrance door opens to the rear and the wall mounted Glowworm boiler serves the domestic hot water and central heating system.

## GARDEN ROOM/ BEDROOM FOUR

11x 8'4 (3.35mx 2.54m )

Having a radiator, wood effect flooring and UPVC double glazed French doors open onto the garden.

## FIRST FLOOR LANDING

Having a radiator and stairs climb off to the first floor.

## 'L' SHAPED KITCHEN DINER

18'5 x 8'5 max (5.61m x 2.57m max )

Well equipped with a range of white base cupboards, drawers and eye level units with black granite effect worksurface and upstand, incorporating a stainless steel sink drainer with mixer taps. Integrated appliances include an electric oven, gas hob, extractor hood, plumbing for an automatic washing machine and space for a fridge freezer. There is inset spot lighting, under plinth mood lighting, wood effect flooring, kick

plate heater, twin UPVC double glazed windows to the rear elevation, TV aerial point and radiator.

### LOUNGE

15'6 x 10'6 (4.72m x 3.20m )

There is wood effect flooring, radiator, TV aerial point, radiator and a Juliette balcony with French doors to the front elevation.

### SECOND FLOOR LANDING

#### PRINCIPAL BEDROOM ONE

13'6 x 10'7 (4.11m x 3.23m )

Having a range of built-in wardrobes providing hanging and shelving, radiator, TV aerial point and a UPVC double glazed window to the front elevation.

#### ENSUITE

Appointed with a shower enclosure with thermostatic shower, wash hand basin and low flush WC. There is complementary tiling, extractor fan, radiator and inset spot lighting.

#### BEDROOM TWO

11' x 8'2 (3.35m x 2.49m )

There is a UPVC double glazed window to the rear elevation, radiator and TV aerial point.

#### BEDROOM THREE

7'7 x 6'11 (2.31m x 2.11m)

There is a UPVC double glazed window to the rear elevation, radiator and TV aerial point.

#### BATHROOM

6'1 x 8'2 (1.85m x 2.49m )

Fitted with a three piece suite comprising a panelled bath with shower attachment taps, pedestal wash hand basin and low flush WC. There is complementary tiling, radiator and extractor fan.

#### OUTSIDE

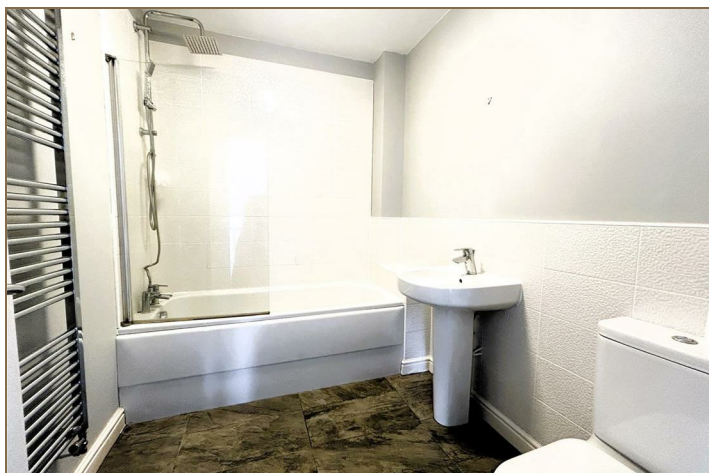
To the front of the property is a tarmac driveway providing ample off road parking and leading to an integral garage.

#### GARAGE

Having an up and over door, light, power and a personal door into the hallway.

#### GARDEN

A path to the side leads through a secure wooden gate to the enclosed rear garden, which has been paved for ease of maintenance with a decked seating area with pergola, perfect for alfresco dining and .



## Road Map



## Hybrid Map



## Terrain Map



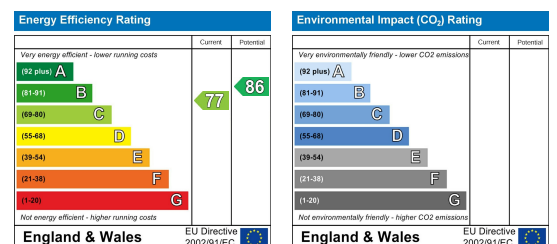
## Floor Plan



## 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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