



## 16 Newton Close, Belper, DE56 1TN

**£325,000**



Offered with vacant possession/no chain. A well presented modern four bedroom family home offering contemporary open plan living, with a multi-fuel stove. Situated in a popular location, close to Belper and its excellent amenities. The driveway provides ample off road parking with integral garage and generous landscaped rear gardens. Viewing is strongly recommended.





# 16 Newton Close, Belper, DE56 1TN

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The welcoming accommodation comprises reception hallway, guest WC, open plan living dining space with a multi-fuel stove and French doors open onto the garden. The well equipped kitchen has integrated appliances and a separate utility room. To the first floor there are four good sized bedrooms, (principal bedroom with ensuite shower room) and a luxury family bathroom.

Benefitting from UPVC double glazed windows and doors, newly upgraded gas central heating system and security alarm system.

To the front of the property is a lawned fore garden with a generous driveway providing ample off road parking and leads to an integral garage. A path to the side provides access to the landscaped rear garden. Being mainly laid to lawn with an elevated paved patio, decked seating area and established rockery garden.

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 half glazed composite entrance door allows access.

## ENTRANCE HALLWAY

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

## GUEST WC

Appointed with a low flush WC, wall mounted wash hand basin with splash back tiling, UPVC double glazed window, chrome heated towel radiator and wood effect flooring.

## LOUNGE DINER

24'4 x 10'8 (7.42m x 3.25m )

A light and bright space with dual aspect UPVC double glazed window to front and patio doors opening onto the garden. The focal point of the room is a recessed fire place housing a cast-iron multifuel stove with slate insert and hearth. Having two stylish vertical radiators, decorative coving, matching wood effect flooring, TV aerial point and telephone point. Open into :

## BREAKFAST KITCHEN

11'3 x 5'9 open into dining area (3.43m x 1.75m open into dining area)

Appointed with a range of white base cupboards, drawers and eye level units with wood block effect work surface over incorporating an enamel sink drainer with mixer tap and splash back tiling. Integrated

appliances include an electric oven, hob, extractor hood, plumbing for a washing machine and space for a fridge freezer. There is matching wood effect flooring, contrasting tile detail, UPVC double glazed window overlooks the garden, inset spot lighting, radiator and door into :

### SEPARATE UTILITY ROOM

6'7 x 7'6 (2.01m x 2.29m)

There are matching wall and base units with roll-top work surfaces incorporating an inset stainless steel sink with mixer taps. Plumbing for a washing machine, space fridge/freezer, radiator, double glazed window and an half glazed door provides access to the garden.

### FIRST FLOOR LANDING

There is decorative coving to the ceiling, radiator and access to the roof void.

### BEDROOM ONE

Fitted with a range of wardrobes providing hanging and shelving, radiator, coving and a UPVC double glazed window to the front elevation.

### ENSUITE

Appointed with a low flush WC, pedestal wash hand basin and shower enclosure with thermostatic shower, complementary half wall tiling, chrome heated towel radiator, ceramic tiled floor, UPVC double glazed window, electrical shaver point and inset extractor fan and spot light.

### BEDROOM TWO

10'11 x 8' (3.33m x 2.44m)

Double glazed window to the front elevation, wall mounted modern radiator and storage cupboard.

### BEDROOM THREE

8'10 x 7'10 (2.69m x 2.39m)

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

### BEDROOM FOUR

8'7 x 7'10 (2.62m x 2.39m)

Double glazed window to the rear elevation and radiator





## FAMILY BATHROOM

Recently up graded with a three piece suite comprising panelled bath with a thermostatic shower and glazed screen, vanity wash hand basin and a low flush WC with complementary full tiling, inset spotlights to ceiling, chrome heated towel radiator and UPVC double glazed window to the rear elevation.

## OUTSIDE

To the front of the property is a double width driveway providing generous parking for up to 4 vehicles, allowing access to the integral garage. The lawned fore garden has a mature boundary hedge and outside lighting.

## GARAGE

17' x 7'10 (5.18m x 2.39m)

Having an up and over door, light, and personal door into the property.

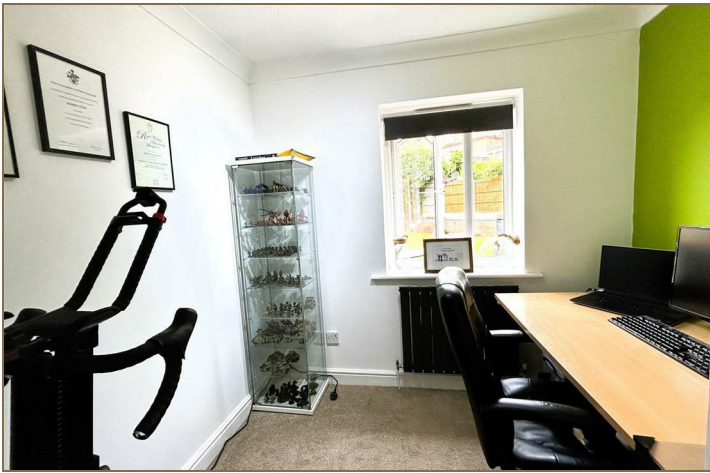
## GARDEN

The rear landscaped garden is laid to lawn with a large shaped patio area, perfect for alfresco dining. there is a well stocked flower

bed and rockery garden with fenced boundaries. A decked seating terrace provides additional patio area.







## Road Map



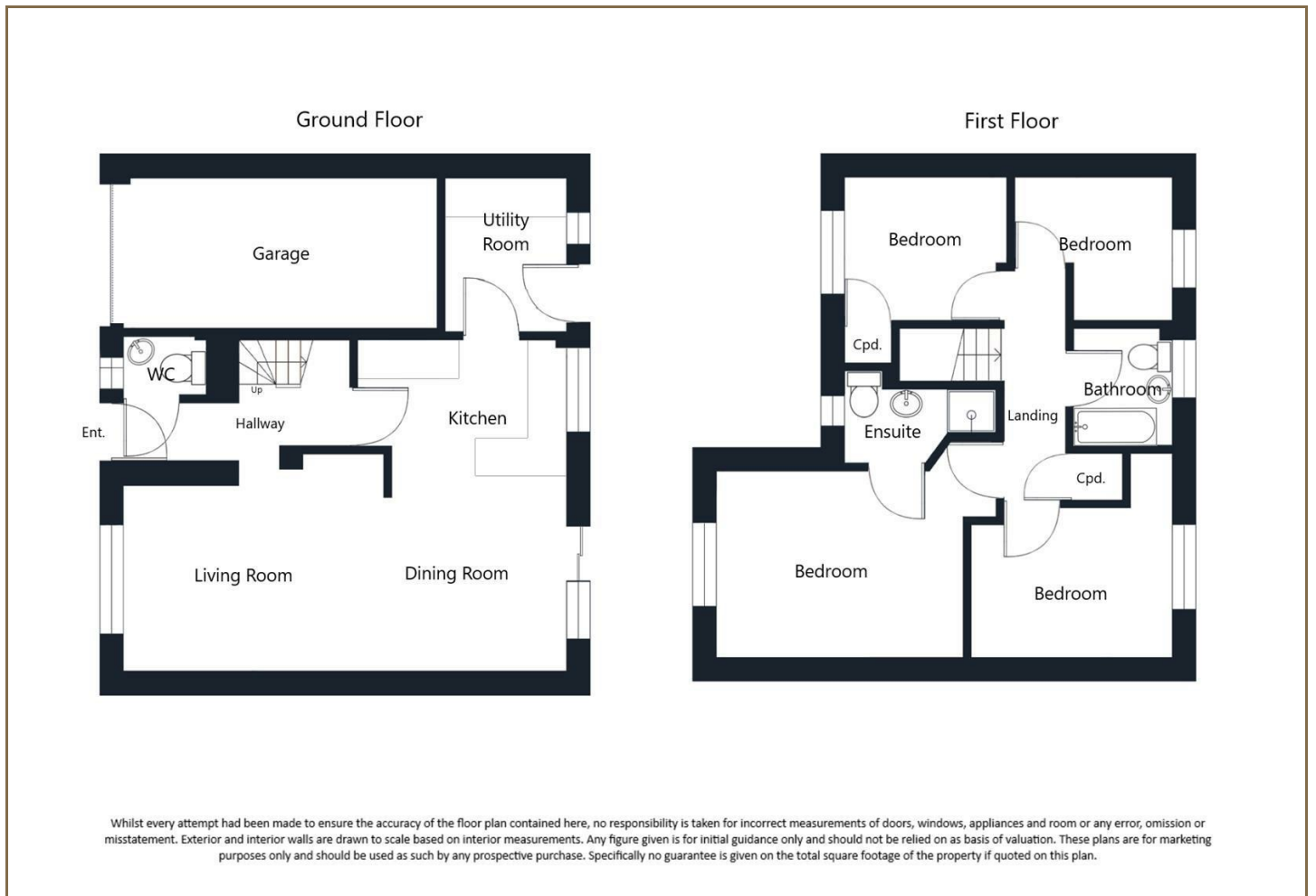
## Hybrid Map



## Terrain Map



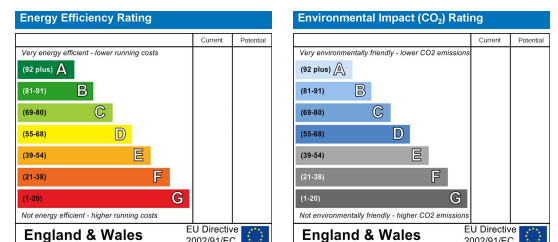
## Floor Plan



## 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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