



3 Beechwood Close, Belper, DE56 2TU

£450,000



A beautifully presented modern family home situated in a sought after cul de sac location close to Belper. Offering generously proportioned accommodation with conservatory and four generous bedrooms. Having a generous corner plot with ample car parking and garage. Viewing is strongly recommended.



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Offered with vacant possession/no chain. The welcoming accommodation comprises an open canopy porch, reception hallway, guest WC, lounge with a box bay window, multi-fuel stove with a Derbyshire stone fire surround and French doors opening into the dining room, conservatory, well equipped kitchen and a separate utility room.

To the first floor there is a luxury family bathroom and four good sized bedrooms with principal bedroom having built-in furniture and ensuite shower room.

Benefitting from quality UPVC double glazed windows and doors, gas central heating fired by a boiler installed in 2010 and a security alarm system.

To the front of the property is a fore garden with a generous tarmac driveway providing ample car parking and hardstanding. There is an enclosed lawned garden to the side. The rear garden is tiered with mature flower beds, established trees, shrubs and flowering plants with pleasant seating areas and lawn.

The property is situated close to the town with its busy railway station, excellent schools, shops, bars, restaurants and leisure facilities, close to many countryside walks. Belper is renowned for its historic mills, character and charm, forming part of the UNESCO heritage corridor. Having 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 UPVC entrance door provides access.

ENTRANCE HALLWAY

There is a feature archway, coving to the ceiling, radiator and stairs climb to the first floor.

GUEST WC

Appointed with a wash hand basin and low flush WC, UPVC double glazed window, wall light and complementary splash back tiling.

SITTING ROOM

16' x 11'2 (4.88m x 3.40m)

Having a UPVC box bay window to the front, radiator, TV aerial point, telephone point, coving and an impressive Derbyshire grit stone fire surround with matching hearth and inset housing a cast iron Rosedale multifuel stove. Double doors open into:

DINING ROOM

10'8 x 8'9 (3.25m x 2.67m)

With coving, radiator and patio door opening into the conservatory.

CONSERVATORY

9'7 x 10'2 (2.92m x 3.10m)

Constructed with a brick built base, UPVC double glazed windows and doors with a polycarbonate roof. There is vinyl flooring, light and power.

KITCHEN

10'7 x 8'8 (3.23m x 2.64m)

Beautifully appointed with a range of quality base cupboards, drawers and eye level units with granite effect rolled top work surface over incorporating a one and a half bowl acrylic sink drainer with mixer tap and splash back tiling. Integrated appliances include Stoves dual fuel cooker with gas oven, electric oven and grill, gas hob, extractor hood and two under counter fridges. There is a UPVC window overlooking the garden, underfloor heating, radiator, ceramic tiled flooring and a useful under stair pantry providing storage with light. An archway is open into :

UTILITY ROOM

8'9 x 7'6 (2.67m x 2.29m)

Appointed with a range of base cupboards, drawers and pull out breakfast table. There is ceramic tiled flooring with underfloor heating, complementary half tiling, plumbing for an automatic washing machine and dishwasher, UPVC double glazed window and a half glazed entrance door provides access to the garden. A wall mounted Glow Worm boiler serves the domestic hot water and central heating system.

FIRST FLOOR LANDING

There is a decorative balustrade, a built-in airing cupboard housing the hot water cylinder and access to the half boarded loft space.

BEDROOM ONE

15'4 x 10'5 (4.67m x 3.18m)

Comprehensively appointed with a range of built-in wardrobes providing hanging and shelving with mirror doors, matching drawers, dressing table, overhead cabinets and bedside cabinets. There is a UPVC double glazed window to the front elevation, radiator, TV aerial point and telephone point.

ENSUITE

Appointed with a three piece suite comprising a generous shower enclosure with a thermostatic shower, vanity wash hand basin and low flush WC, heated towel radiator, extractor fan and UPVC double glazed window to the side.

BEDROOM TWO

8'9 x 18'2 (2.67m x 5.54m)

A generous room with a UPVC double glazed window to front and side elevations, two radiators, a range of double wardrobes with shelving, wall lights and access to the roof void.

BEDROOM THREE

10'6 x 9'9 (3.20m x 2.97m)

Having radiator, UPVC double glazed window to the rear elevation, built in slide door wardrobe with mirror, shelving and baskets.

BEDROOM FOUR

7'1 x 9'9 (2.16m x 2.97m)

There is UPVC double glazed window to the front elevation, built in shelving and desk, radiator and telephone extension.

BATHROOM

Appointed with three piece suite comprising of 'P' shaped bath with central taps and an electric shower enclosed with screen and full tiling, pedestal wash hand basin, low flush WC, heated towel radiator, half tiling, UPVC double glazed window and inset spotlights.

OUTSIDE

To the front of the property is a mature garden with an open porch with outside lighting and a tarmac driveway, leading to the garage and providing ample off road parking and access to the side and rear. An enclosed lower lawn area has two mature Sycamore and Ash trees to the side of the drive.

GARAGE

17'1 x 8'11 (5.21m x 2.72m)

With light, power, up and over door and a personal door into the house.

GARDEN

The mature garden is well stocked with established trees, shrubs and flowering plants, with a sunny seating area, lawned garden, steps to a paved patio with water feature. There is a greenhouse, wooden garden shed, outside light, power point and tap.



