



24 Belper Lane, Belper, DE56 2UG

£280,000



Offered with vacant possession/ no chain. In need of some updating the well proportioned three bedroom family home situated in the sought after area of Belper Lane. There is a driveway, garage and rear gardens. Viewing is recommended.



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The well proportioned three bedroom detached family home is conveniently situated within easy reach of Belper and its excellent amenities. In need of some updating the accommodation comprises entrance porch, lounge through diner, fitted kitchen, three bedrooms and family bathroom.

Benefitting from gas central heating and majority double glazed windows and doors.

To the front of the property is driveway providing off road parking and leading to the garage. A path to the side allows access through a secure gate to rear garden.

Situated conveniently within walking distance of Belper with its busy railway station, excellent schools, shopping, bars restaurants and leisure facilities. Belper is renowned for its historic mills character and charm with the River Derwent flowing through the town and many countryside walks. 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 UPVC entrance door allows access.

ENTRANCE PORCH

A glazed door opens into :

LOUNGE DINER

26'2 x 12' (7.98m x 3.66m)

A spacious room with dual aspect UPVC double glazed window to the front and rear, stone built fireplace with quarry tiled hearth housing an electric fire, two radiators and stairs climb off to the first floor.

FITTED KITCHEN

10'8 x 10'6 (3.25m x 3.20m)

Fitted with a range of base cupboards, drawers and eye level units with rolled top work surface over incorporating an acrylic one and a half bowl sink drainer with mixer tap and splash back tiling. Integrated appliances include a Bosch oven, gas hob, extractor hood, space for a fridge and plumbing for an automatic washing machine. There is a fitted breakfast table, useful under stairs pantry with shelving, UPVC double glazed window to the rear, radiator and a glazed door allows access to the side.

TO THE FIRST FLOOR

LANDING

There is a radiator and access to the roof void.

BEDROOM ONE

14'10 x 11'3 max (4.52m x 3.43m max)

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

BEDROOM TWO

11'6 x 11'8 (3.51m x 3.56m)

A UPVC double glazed window, radiator and TV aerial point.

BEDROOM THREE

10'2 x 9'11 (3.10m x 3.02m)

There is a UPVC double glazed window to the rear elevation, radiator and a built-in cupboard providing storage.

BATHROOM

Appointed with a three piece suite comprising panelled bath, pedestal wash hand basin and low flush WC. There is complementary half tiling, UPVC double glazed window, built-in airing cupboard and a heated towel radiator.

OUTSIDE

To the front of the property is a driveway providing off road parking leading to an integral garage. A path to the side provides access to the rear garden.

GARAGE

Having an up and over door, light, power and

a personal door opens to the side. A wall mounted boiler serves the domestic hot water and central heating system.

GARDEN

The enclosed rear garden is laid to lawn with mature hedging to the boundaries.



Road Map



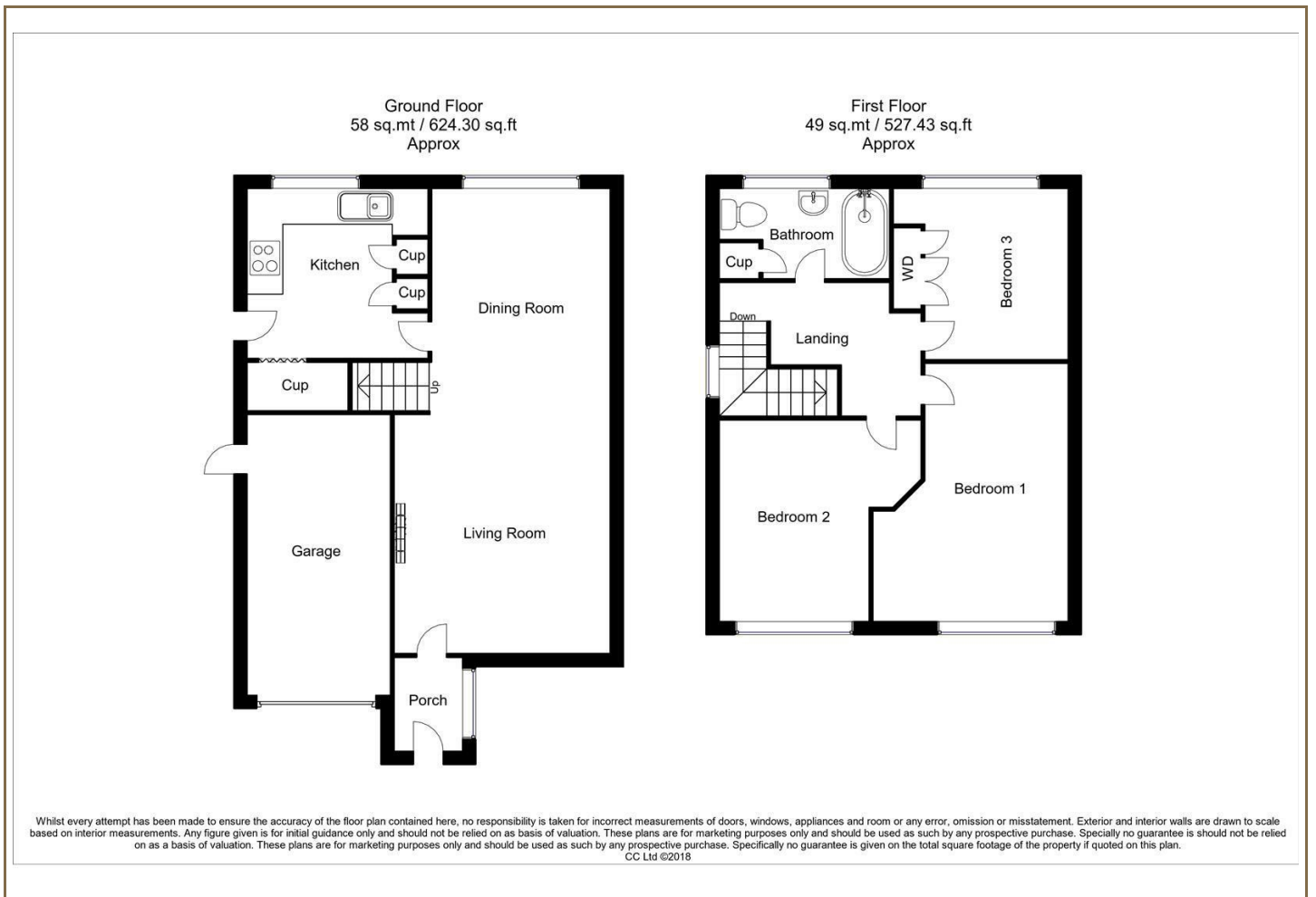
Hybrid Map



Terrain Map



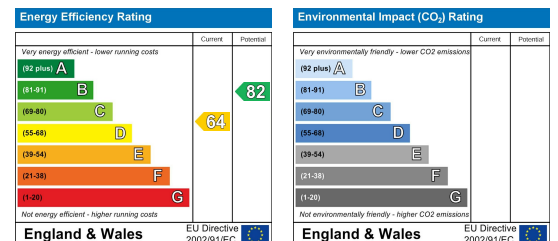
Floor Plan



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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