



25 Hillcrest, Belper, DE56 0JF

£359,950



Offered with vacant possession/ no chain. A generously proportioned modern 4/5 bedroom family home offering deceptively spacious yet versatile family living accommodation over three storeys with driveway, garage and rear garden enjoying an open aspect and countryside views. Viewing is strongly advised.



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A well presented modern town house offering deceptively spacious yet versatile living accommodation comprising reception hallway, guest WC, well equipped living dining kitchen with integrated appliances utility cupboard and storage. to the first floor there is an 'L' shaped lounge with Juliette balcony enjoying countryside views, two bedrooms and the family bathroom with a four piece suite. to the second floor is the principal bedroom with ensuite and Juliette balcony a study and further bedroom.

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

To the front of the property is a small fore garden with driveway to the side providing off road parking and providing access to the garage. A path to the side leads to the rear garden through a secure wooden gate. The low maintenance garden enjoys an open aspect.

Belper is a popular busy market town with a railway station, variety of shops, restaurants and gastro pubs and within easy access of major road links such as the A6, A38 and M1 ideal for commuters to both Derby and Nottingham. Belper enjoys World Heritage Status for the Derwent Valley Mills and provides a gateway to the beautiful Peak District.

ACCOMMODATION

A wooden entrance door allows access.

ENTRANCE HALLWAY

There is a radiator, telephone point and stairs climb off to the first floor.

GUEST WC

Appointed with a low flush WC, pedestal wash hand basin, radiator, extractor fan and a UPVC double glazed window to the front.

DINING ROOM / STUDY

9'5 x 8'5 (2.87m x 2.57m)

A versatile room with a UPVC double glazed window to the front elevation and radiator.

LIVING DINING KITCHEN

15'6 x 19'1 overall measurements (4.72m x 5.82m overall measurements)

KITCHEN AREA

12'5 x 9'5 (3.78m x 2.87m)

Well appointed with a range of beech base cupboards, drawers and eye level units with marble effect rolled top work surface over incorporating a one and a half bowl stainless steel sink drainer with mixer tap and splash back tiling. Integrated appliances include a double electric oven, gas hob, extractor hood, under counter fridge and freezer with work surface extending to a breakfast bar. There vinyl flooring, inset lighting, open into :

LOUNGE DINER

15'7 x 10' (4.75m x 3.05m)

There is a built-in cupboard with useful storage facility and a built-in utility cupboard with plumbing for a washing machine and the wall mounted Glowworm boiler (serves the domestic hot water and central heating system). There are two radiators, TV aerial point and UPVC double glazed window and French doors open onto the garden

ON THE FIRST FLOOR

LANDING

There is a radiator and stairs climb off to the second floor.

SITTING ROOM

16'10 x 15'6 max (5.13m x 4.72m max)

A generous 'L' shaped room with a radiator and TV aerial point, satellite connection, French doors opening to a Juliette balcony with wrought iron railings and a UPVC double glazed window enjoys countryside views,

BEDROOM THREE

8'4 x 16'4 ext 22'8 (2.54m x 4.98m ext 6.91m)

There are dual aspect Velux skylight windows, TV aerial point and radiator.

BEDROOM FOUR

8'5 x 8'4 (2.57m x 2.54m)

There is a Juliette balcony to the front elevation, TV aerial point and radiator.

FAMILY BATHROOM

Appointed with a quality four piece suite comprising a panelled bath, shower enclosure with a thermostatic shower, pedestal wash hand basin and low flush WC. There is complementary half tiling, inset spot lighting, extractor fan, UPVC double glazed window and a radiator.

SECOND FLOOR LANDING

There is a built-in airing cupboard housing a pressurised hot water cylinder and linen storage.

BEDROOM ONE

15'8 x 10' (4.78m x 3.05m)

A well proportioned room with a Velux skylight to the rear and a UPVC double glazed window enjoying views, radiator, TV aerial point and telephone point.

ENSUITE

Appointed with a double shower enclosure with thermostatic shower, low flush WC and pedestal wash hand basin, complementary half tiling, inset spots and extractor fan.

BEDROOM TWO

13'2 x 8'5 (4.01m x 2.57m)

Having a deep dormer style window to the front elevation and radiator.

STUDY / BEDROOM FIVE

6'9 x 8'3 (2.06m x 2.51m)

There is a radiator, Velux skylight window and telephone point.

OUTSIDE

To the front of the property is a fore garden with path leading to the front door with outside light. There is a driveway to the side providing off road parking and access to the garage. A path to the side leads to the enclosed rear garden.

GARAGE

Having an up and over door, light and power.

GARDEN

Being laid to lawn with a paved patio, perfect for alfresco dining, outside light and an open aspect to the rear.



Road Map



Hybrid Map



Terrain Map



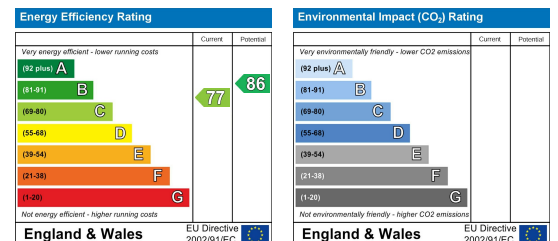
Floor Plan



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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