



## 4 Ashdene Gardens, Belper, DE56 1TG

**£425,000**



Viewing is essential to appreciate this beautifully presented and stylishly appointed modern family home, situated in a popular cul-de-sac close location close to excellent local amenities. Having an open plan living dining kitchen with utility room, generous sitting room, four good sized bedrooms, two appointed with ensuite shower rooms. Having a driveway providing ample car parking, storage garage and a generous south facing garden.





# 4 Ashdene Gardens, Belper, DE56 1TG

£425,000



The well proportioned accommodation comprises entrance hallway, guest WC, generous sitting room with log burning stove, box bay window and French doors which open into an impressive living dining kitchen comprehensively appointed with quality units, separate utility room (converted from part of the garage) and bi-fold doors open out onto the garden. To the first floor are four generous bedrooms ( two with ensuite shower rooms) and luxury family bathroom.

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

To the front of the property is a lawned fore garden with driveway providing ample car parking and leading to an integral part garage. The good sized south facing rear garden enjoys a high degree of privacy with sunny patio area perfect for alfresco dining and entertaining.

Conveniently situated close to local amenities and easily accessible to Belper with its busy railway station, excellent schools, shopping, bars, restaurants and leisure facilities. Having easy access to Derby and Nottingham via major road links including the A6, A38 and M1, whilst providing the gateway to the beautiful Peak District.

## ACCOMMODATION

A stylish composite entrance door provides access.

## ENTRANCE HALLWAY

There is a UPVC double glazed window to the front, radiator, solid oak flooring and stairs lead off to the first floor.

## GUEST WC

Appointed with low flush WC, wall mounted wash hand basin with splash back Travertine mosaic tiling, radiator, extractor fan and vinyl flooring.

## SITTING ROOM

19'1 into bay x 11'7 (5.82m into bay x 3.53m)

There is UPVC double glazed box bay window to the front, two radiators, television aerial point, wood effect flooring and a recessed fireplace with slate hearth houses an Esse cast iron log burning stove. Double doors open into:

## LIVING DINING KITCHEN

27'1" x 10'2" overall measurements (8.26m x 3.10m overall measurements)

## DINING AREA

10'5 x 10'2 (3.18m x 3.10m)

Having luxury wood effect vinyl flooring, radiator and bi-fold glazed doors lead out onto a decked seating area. Open into :

## BREAKFAST KITCHEN

16'3 x 9'9 max (4.95m x 2.97m max)

Appointed with a range of contemporary white base cupboards, drawers, eye level units with marble effect work surface over incorporating a one and a half bowl stainless steel sink drainer with mixer taps and splash back tiling. Integrated appliances include a chrome range cooker with electric ovens, grill and a 6 ring gas hob, extractor hood, dishwasher and space for a fridge freezer. There are inset spotlights and a UPVC double glazed window to the rear overlooking the garden.

## UTILITY ROOM

Having work surface with plumbing for washing machine and space for tumble dryer, oak flooring, built-in larder unit providing excellent storage and entrance door to the side.

## ON THE FIRST FLOOR

### LANDING

With access to the part boarded roof void

having light and the wall mounted combi boiler serves the domestic hot water and central heating system. A built-in airing cupboard provides useful linen storage.

## PRINCIPLE BEDROOM

16'6 x 13'5 + wardrobe recess (5.03m x 4.09m + wardrobe recess)

Having a range of built-in double wardrobes, television aerial point, telephone point, radiator and a UPVC double glazed window to the front elevation.

## ENSUITE

Appointed with a double shower enclosure with thermostatic shower over, pedestal wash hand basin and low flush WC. There is a heated towel radiator, extractor hood, inset spotlights, full tiling, shaver point and porcelain tiled flooring.

## BEDROOM TWO

10'7 x 9'7 (3.23m x 2.92m)

Fitted with a built-in double wardrobe, UPVC double glazed window to the rear elevation, radiator and television aerial point.





## ENSUITE

A white suite comprising a pedestal wash hand basin, low flush WC and shower enclosure with thermostatic shower over. Having vinyl flooring, radiator, extractor fan and UPVC double glazed window.

## BEDROOM THREE

10' x 8'2 + wardrobe recess (3.05m x 2.49m + wardrobe recess)

Having a UPVC double glazed window to the front elevation, radiator and a built-in double wardrobe.

## BEDROOM FOUR

10'4 x 8' (3.15m x 2.44m)

With radiator, telephone point, television aerial point and UPVC double glazed window to the rear elevation.

## FAMILY BATHROOM

Newly appointed with a three piece suite comprising panelled bath, pedestal wash hand basin and low flush WC. There is a UPVC double glazed window to the rear, half tiling, extractor fan and radiator.

## OUTSIDE

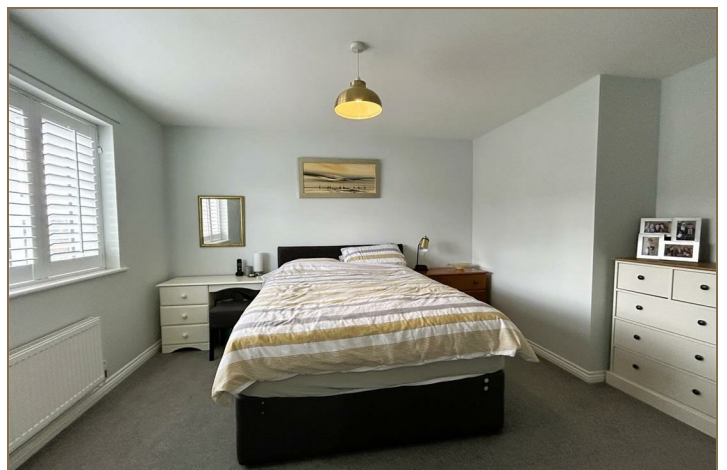
To the front of the property is lawned fore garden with shrubs and flowering plants to the borders, outside light and double driveway providing ample car parking and leading to :

## GARAGE

Having up and over door, light and power. Please note this is reduced in size and is currently used for storage.

## GARDEN

To the rear of the property is a south facing garden mainly laid to lawn with raised borders and shrubs. Having a wooden garden shed, Indian flagstone patio and extended decked seating area, perfect for alfresco dining and relaxing. There are raised planters, outside lighting and tap.







## Road Map



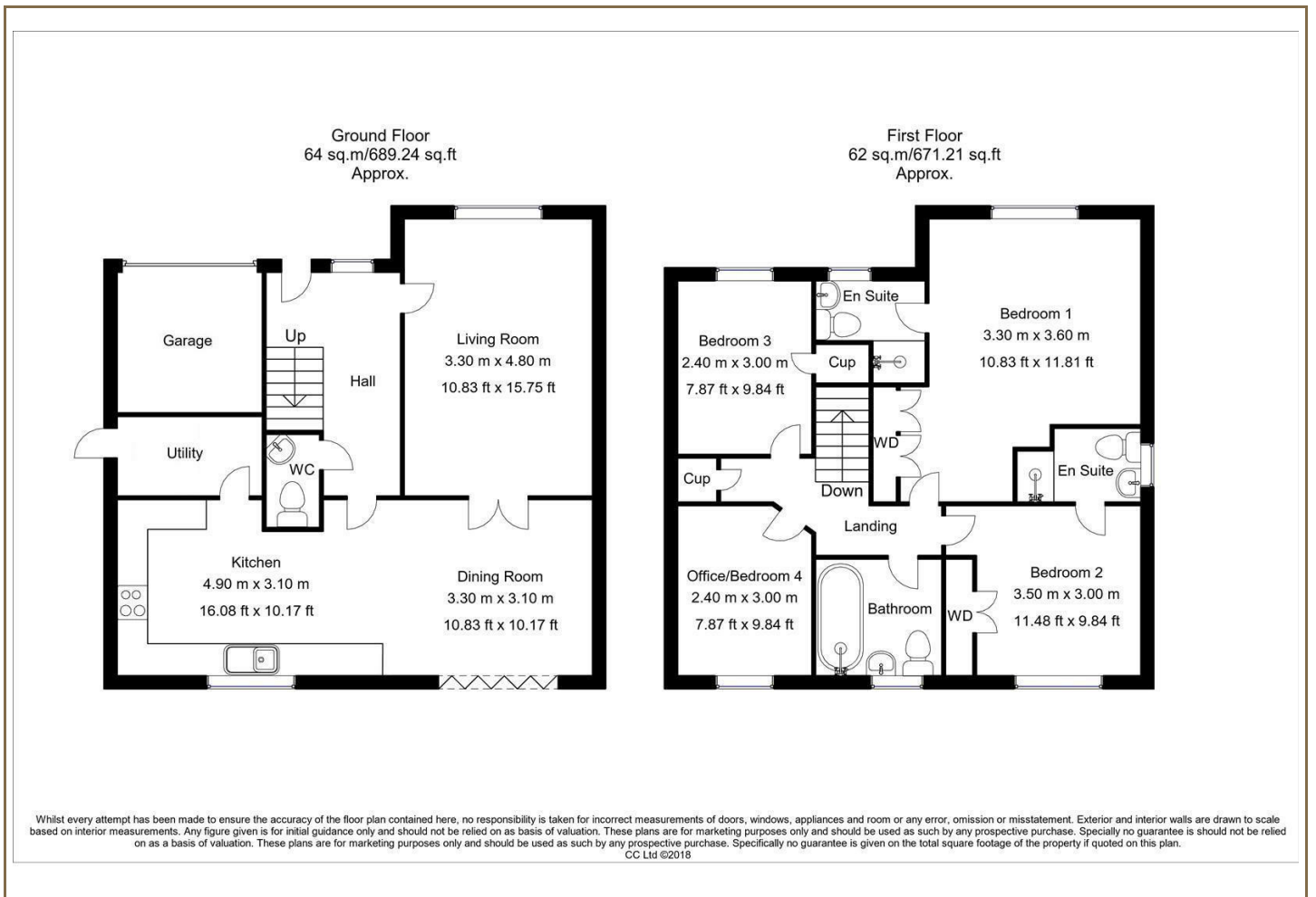
## Hybrid Map



## Terrain Map



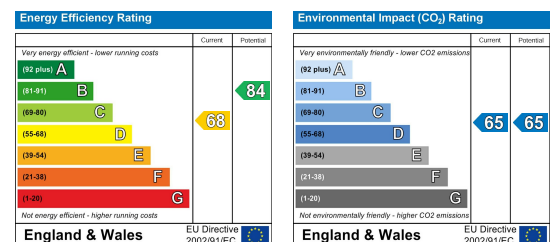
## Floor Plan



## 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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