



59 Nailers Way, Belper, Derbyshire, DE56 0HT

£535,000



A beautifully presented quality family home offering generously proportioned four bedroomed accommodation situated in a popular location close to excellent amenities. The impressive accommodation has a double garage, landscaped gardens with an outdoor kitchen area. Viewing is strongly recommended.



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Offered with vacant possession/ no chain. The immaculately presented family home occupies an elevated corner position with open country side views. Viewing is necessary to appreciate the quality fittings and spacious accommodation which comprises generous reception hallway with porcelain tiled floor and elegant staircase, guest WC, family room/ study, impressive 27' lounge with dual aspect windows and French doors onto the garden. A comprehensively appointed living dining kitchen fitted with integrated appliances and separate utility room. The first floor there is an impressive galleried landing, four generous bedrooms (master with ensuite and built in furniture) and luxury family bathroom with four piece suite.

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

To the front of the property is a mature garden with double driveway to the side providing ample off road parking and leading to the double detached garage. A secure gate leads through to the landscaped rear garden, well stocked with shrubs and flowering plants with various seating area and outdoor kitchen space perfect for alfresco dining and entertaining. To the rear of the garage is a productive vegetable garden with greenhouse.

Situated conveniently within easy reach of excellent local amenities, yet close to Belper with its busy railway station, excellent schools, shopping, bars, restaurants and leisure facilities. Major road links ie A6, A38 and M1 provide access to Derby and Nottingham. Belper is renowned for its historic mills, character and charm, forming part of the World Heritage corridor and provides the gateway to the beautiful Peak District.

ACCOMMODATION

A half glazed entrance door with feature side windows allows access.

RECEPTION HALLWAY

12'7" x 7'1" (3.84 x 2.16)

There is porcelain tiled flooring, radiator, stylish contemporary doors and stairs climb to the first floor.

STUDY/ FAMILY ROOM

12'5" x 8'4" (3.78 x 2.54)

Having UPVC dual aspect windows to the front and side enjoying open countryside views, radiator, TV aerial point and telephone point.

GUEST WC

Appointed with a low flush WC and pedestal wash hand basin with splash back tiling, radiator, extractor fan, glazed shelf and porcelain tiled floor.

SITTING ROOM

27'7" x 12'5" (8.41 x 3.78)

Contemporary glazed double doors open into the spacious lounge, with a freestanding Rias log burning stove, upvc box bay window to the front, two radiators, TV aerial point, telephone point, coving and French doors open into the rear garden.

LIVING DINING KITCHEN

20'1" x 14'1" overall measurements (6.12 x 4.29 overall measurements)

Having porcelain tiled floor, radiator, UPVC double glazed side windows and French doors open onto the patio.

KITCHEN AREA

11'2" x 9'4" (3.40 x 2.84)

Comprehensively appointed with a range of high gloss base cupboards, drawers and eye level units with a dark wood effect work surface, upstand and breakfast bar, incorporating a one and a half stainless steel sink drawer with mixer taps and mirror splash back tiling. Integrated appliances include electric oven, gas hob, extractor hood, fridge freezer and dishwasher. There is porcelain tiled flooring, radiator, under plinth lighting, TV aerial point, upvc double glazed window to the rear over looks the garden and French door provide access.

UTILITY ROOM

8'7" x 5'9" (2.62 x 1.75)

Fitted with matching base cupboards and wall unit with work surface over incorporating a stainless steel sink drainer with, plumbing for washing machine, vent for tumble dryer and space for fridge freezer. There is a radiator, porcelain tiled floor and half glazed entrance door leads out to the driveway.

ON THE FIRST FLOOR

IMPRESSIVE GALLERIED LANDING

Having built-in airing cupboard housing the pressurised hot water cylinder, built-in over stairs storage and access to the roof void.

MASTER BEDROOM

12'8" x 12'7" (3.86 x 3.84)

Having built in wardrobes with sliding doors providing hanging and shelving, radiator, UPVC double glazed window to the front elevation enjoys countryside views, TV aerial point and telephone point.

ENSUITE SHOWER

Appointed with a double shower enclosure with thermostatic shower, pedestal wash hand basin and low flush WC, complementary splash back tiling, wall light with shaver point, UPVC double glazed window to the side elevation, extractor fan, heated towel radiator and vinyl flooring.

BEDROOM TWO

14'9" x 12'5" (4.50 x 3.78)

Having UPVC double glazed windows to the front elevation with open aspect, radiator, TV aerial and telephone point.

BEDROOM THREE

12'5" x 12'9" (3.78 x 3.89)

Having UPVC double glazed window to the rear elevation, TV aerial point, telephone point and radiator.

BEDROOM FOUR

9'1" x 8'2" (2.77 x 2.49)

Having TV aerial point, telephone point, radiator, fixed mirror with hanging rail and UPVC double glazed window to the rear elevation.

FAMILY BATHROOM

Appointed with a four piece suite comprising panelled bath with shower attachment mixer taps, fully tiled shower enclosure with thermostatic shower, pedestal wash hand basin and low flush WC. There is complementary tiling, UPVC double glazed window and extractor fan.

OUTSIDE

To the front of the property is an established garden with path leading to the open front porch, outside lighting and decorative railings. The double driveway to the side, provides off road parking for several vehicles and leads to the detached double garage. A secure gate provides access to the garden.

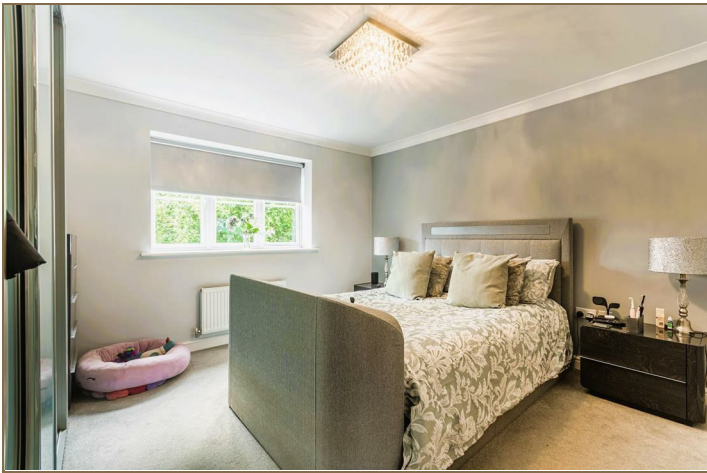
GARAGE

16'4" x 16'2" (4.98 x 4.93)

Having twin up and over doors, light, power and personal door to the rear.

GARDEN

Having been beautifully landscaped with various paved seating areas and well stocked flower beds and rockery. An artificial lawn and a sunny seating area enjoying a high degree of privacy. A wooden pergola is used has an outdoor kitchen area. There is outside lighting, tap and secure side gate. A productive vegetable garden has raised beds and a greenhouse.



Road Map



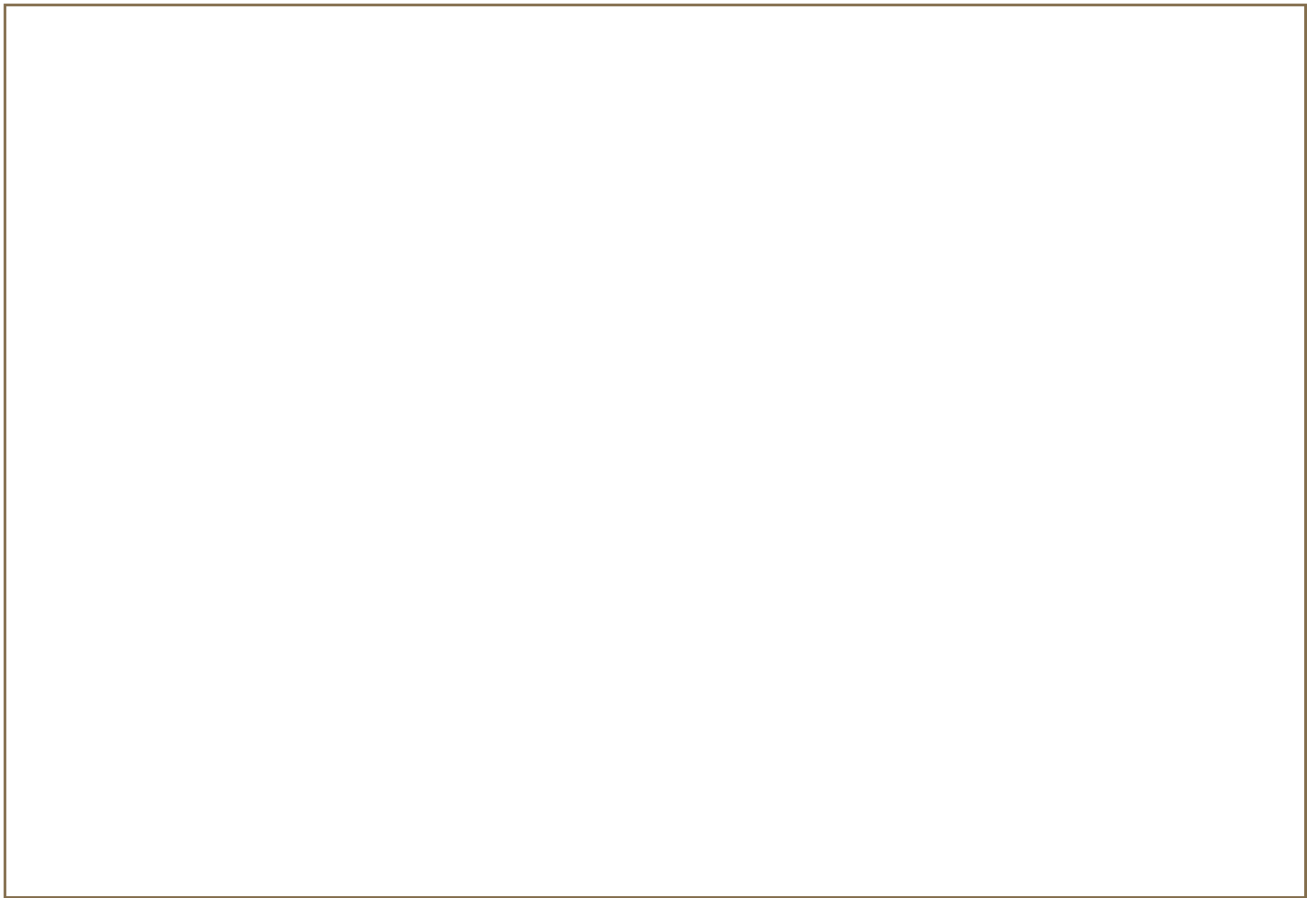
Hybrid Map



Terrain Map



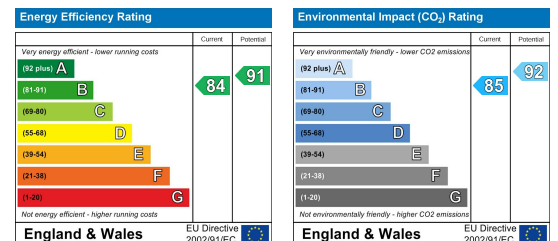
Floor Plan



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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Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk