



## 65 Maidwell Close, Belper, DE56 1TE

**£295,000**



Offered with vacant possession / no chain. The modern three bedroom detached family home is situated in a quiet cul de sac location close to excellent amenities. The property has ample off road parking, garage and garden. Viewing is recommended.



# 65 Maidwell Close, Belper, DE56 1TE

£295,000



In need of some cosmetic updating the well proportioned family accommodation comprises an entrance hallway, guest WC, lounge with a bay window and French doors opening into the dining room, fitted kitchen, three good sized bedrooms (principal with ensuite) and family bathroom.

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

To the front of the property is a fore garden, with a driveway to the side providing off road parking and leading to a garage. The rear enclosed garden is laid to lawn with a sunny paved seating area and rockery feature.

Situated conveniently within walking distance of local amenities, bus routes and close to Belper with its busy railway station, excellent schools, shopping, bars, restaurants and leisure facilities. There is 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 composite entrance door allows access, coving to the ceiling, radiator and stairs climb off to the first floor.

## GUEST WC

Having a low flush WC, wall mounted wash hand basin, radiator, UPVC double glazed window, coving, extractor fan and the electrical installation.

## LOUNGE

16'10 x 10'6 (5.13m x 3.20m )

A spacious room with a UPVC double glazed bay window to the front, radiator, BT point, TV aerial point and a mahogany Adams style fire surround with marble insert and hearth housing an electric fire. Glazed French doors open into :

## DINING ROOM

10'10 x 8'3 (3.30m x 2.51m )

There is a radiator, coving and UPVC patio doors open onto the garden.

## FITTED KITCHEN

13'6 x 9' (4.11m x 2.74m)

Appointed with a range of light oak effect base cupboards, drawers and eye level units with granite effect rolled top work surface over incorporating a stainless steel sink drainer with mixer taps and splash back tiling, Integrated appliances include an electric double oven and grill, gas hob, extractor hood, space for a fridge and washing machine. There is a UPVC double glazed window overlooking the garden, useful understairs cupboard with light and shelf and a half glazed entrance door provides access to the side.

## TO THE FIRST FLOOR

## LANDING

There is a UPVC double glazed window to the side elevation and a built in airing cupboard housing the Worcester combi boiler (serving the domestic hot water and central heating system).

## BEDROOM ONE

13'2 x 10'8 max (4.01m x 3.25m max)

There is a triple in-built wardrobe providing hanging and shelving facility, radiator, coving, TV aerial point, telephone point and a UPVC double glazed window to the rear elevation.

## ENSUITE

Fitted with a shower enclosure with a thermostatic shower, pedestal wash hand basin and a low flush WC, complementary tiling, vinyl flooring, radiator, UPVC double glazed window, shaver point and an extractor fan.

## BEDROOM TWO

10'3 x 10'8 (3.12m x 3.25m )

Having a UPVC double glazed window to the front elevation, coving, TV aerial point, radiator, built-in double wardrobe and there is access to the roof void.

## BEDROOM THREE

7'8 x 6'6 (2.34m x 1.98m )

Having coving, radiator, TV aerial point and a UPVC double glazed window to the front elevation.

## FAMILY BATHROOM

Appointed with a panelled bath, pedestal wash hand basin and a low flush WC, complementary half tiling, radiator, shaver point, extractor fan, vinyl flooring and a UPVC double glazed window to the side elevation.

## OUTSIDE

To the front of the property is a lawned fore garden with an open canopy porch, outside light and a driveway to the side provides off road parking and access to the garage. A secure wood gate allows access to the rear garden.

## GARAGE

16'9 x 8'1 (5.11m x 2.46m )

There is an up and over door, light, power, personal door and over head storage.

## REAR GARDEN

Being mainly laid to lawn with a central rockery island, sunny paved seating area, outside tap and fully enclosed boundary fence.



Road Map



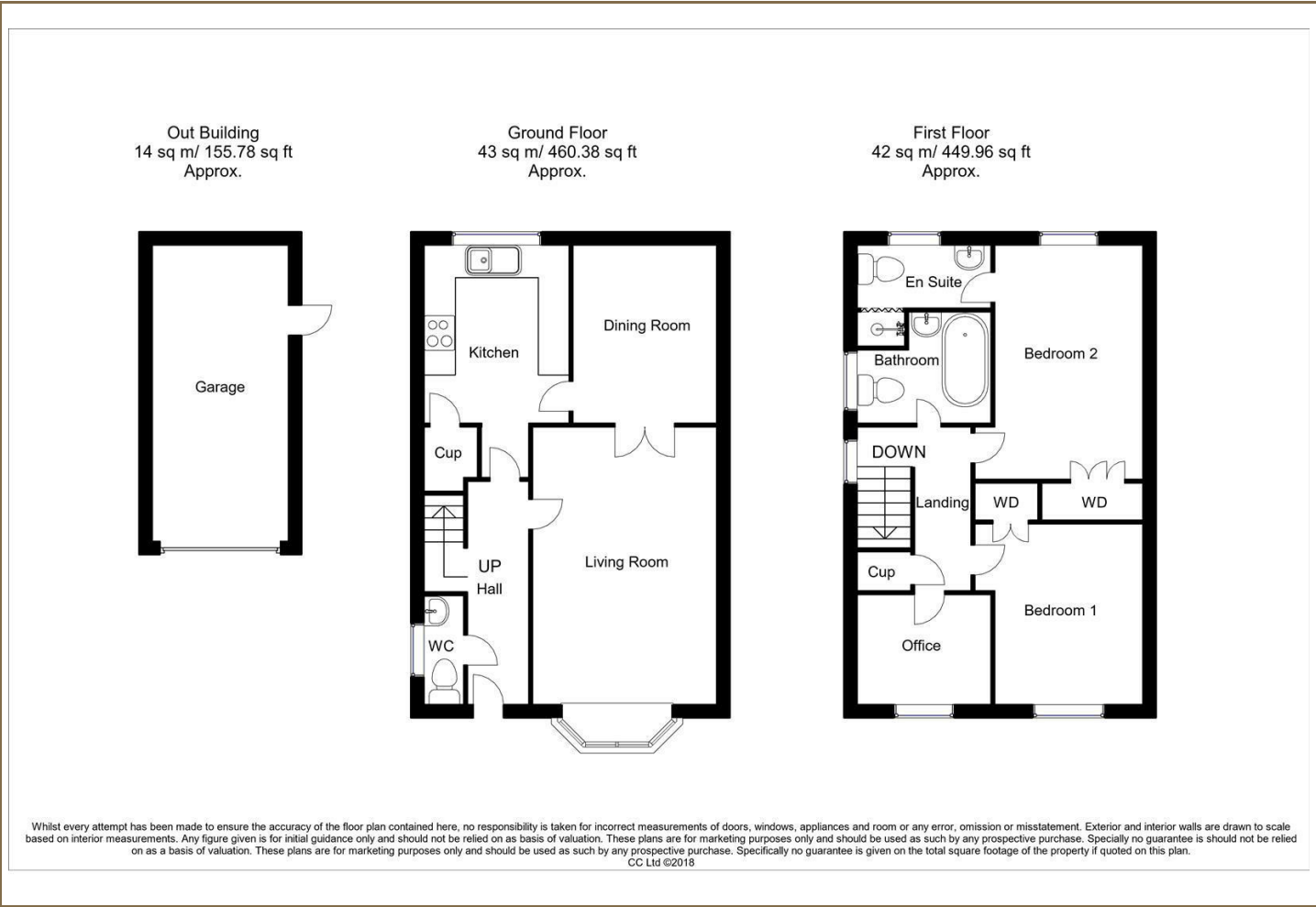
Hybrid Map



Terrain Map



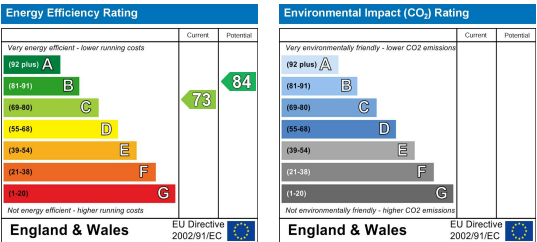
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

boxallbrownandjones.co.uk

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