



104 Belper Lane, Belper, Derbyshire, DE56 2UH

£350,000



The traditional three bedroom semi detached family home offers well presented contemporary living accommodation with impressive open plan kitchen. Situated in a desirable location enjoying stunning countryside views with mature garden and ample car parking. Viewing highly recommended.



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Viewing is essential to appreciate the contemporary styled quality accommodation comprising, entrance hallway, guest WC, sitting room with a contemporary multi-fuel stove and bay window, impressive open plan living dining kitchen well equipped with contemporary bespoke units and French doors opening onto the garden with stunning views. To the first floor there are three good sized bedrooms and luxury family bathroom.

Benefitting from quality UPVC double glazed windows and doors and gas central heating fired by a combi boiler.

To the front of the property is a driveway with hard standing, driveway provides additional car parking and access to the rear garden, mainly laid to lawn with decked seating area, perfect for alfresco dining and enjoying the stunning open countryside views.

Situated within walking distance of Belper with its busy railway station, excellent schools, shopping, bars, restaurants and leisure facilities. There are many river side and country walks close by and 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

An oak entrance door with side window allows access.

ENTRANCE HALLWAY

Having Canadian Maple solid wood flooring, central heating radiator, a useful built-in understairs cupboard provides storage and stairs climb to the first floor.

GUEST WC

Having modern white suite comprising wash hand basin, and low-level WC, central heating radiator, UPVC double glazed window, and Canadian Maple stripped wood flooring.

SITTING ROOM

15' x 11'4 (4.57m x 3.45m)

A UPVC double glazed bay window floods the room with natural light., fitted with window seat. There is a range of handmade bespoke storage cupboards, TV recess, symmetrical built-in cupboards and shelving to either side of the chimney breast, and corner work station. Canadian Maple solid wood flooring, central heating radiator, mood wall lighting and a recessed multi-fuel stove.

IMPRESSIVE LIVING DINING KITCHEN

25'2 x 17'6 overall measurements (7.67m x 5.33m overall measurements)

Extended to the rear of the property, with ceiling lantern offering an abundance of natural light, complimented by UPVC double glazed double French doors with full height side windows to the rear providing views over the Derwent Valley. There is solid wood Canadian Maple flooring, and UPVC double glazed window to the side.

KITCHEN AREA

Having a range of hand made bespoke base cupboards drawers and eye level units with a solid wood block work surface over, incorporating a porcelain sink drainer with mixer taps and splash back tiling. Integrated appliances include Hotpoint induction electric hob unit with extractor hood and light over, electric double oven, fridge, freezer and dishwasher. There is a breakfast bar with ceiling downlighters over and a wall cupboard houses the Baxi gas-fired combination boiler serving the domestic hot water and central heating.

FIRST FLOOR LANDING

Having UPVC double glazed window, central heating radiator, and access to the loft space.

BEDROOM ONE

12'8 x 11'4 (3.86m x 3.45m)

Having fitted bespoke double wardrobe, central heating radiator, and UPVC double glazed window enjoying stunning views over the surrounding countryside.

BEDROOM TWO

15'9 x 11'3 into bay (4.80m x 3.43m into bay)

Having full-width fitments comprising; bespoke fitted wardrobes, and shelving, together with wide UPVC double glazed bay window, and central heating radiator.

BEDROOM THREE

8'10 x 6'5 (2.69m x 1.96m)

Having bespoke wardrobe, UPVC double glazed window, and central heating radiator.

BATHROOM

7'8 x 7'3 (2.34m x 2.21m)

Having been refitted with modern white sanitary ware, comprising; low-level WC, deep panelled bath with tiled surround, pedestal wash hand basin with tiled surround, and separate corner quadrant

shower cubicle with both rain and hand-held shower attachments, together with heated towel rail, UPVC double glazed window, and ceiling extractor fan.

OUTSIDE

To the front of the property there is a dry stone boundary wall with fore garden and a hardstanding providing off road car parking. A driveway to the side of the property leads to the rear to further car standing space. a gate provides access to the rear garden.

GARDEN

Having raised timber decking providing a veranda area with steps to a lawned garden with mature flower beds. There is a further timber decked sitting area, perfect for alfresco dining with stone walling, two timber sheds, one having power and light, log store, and a vegetable garden. The rear garden has a stone wall boundary adjoining fields to the rear, and enjoys stunning views over the Derwent Valley.



Road Map



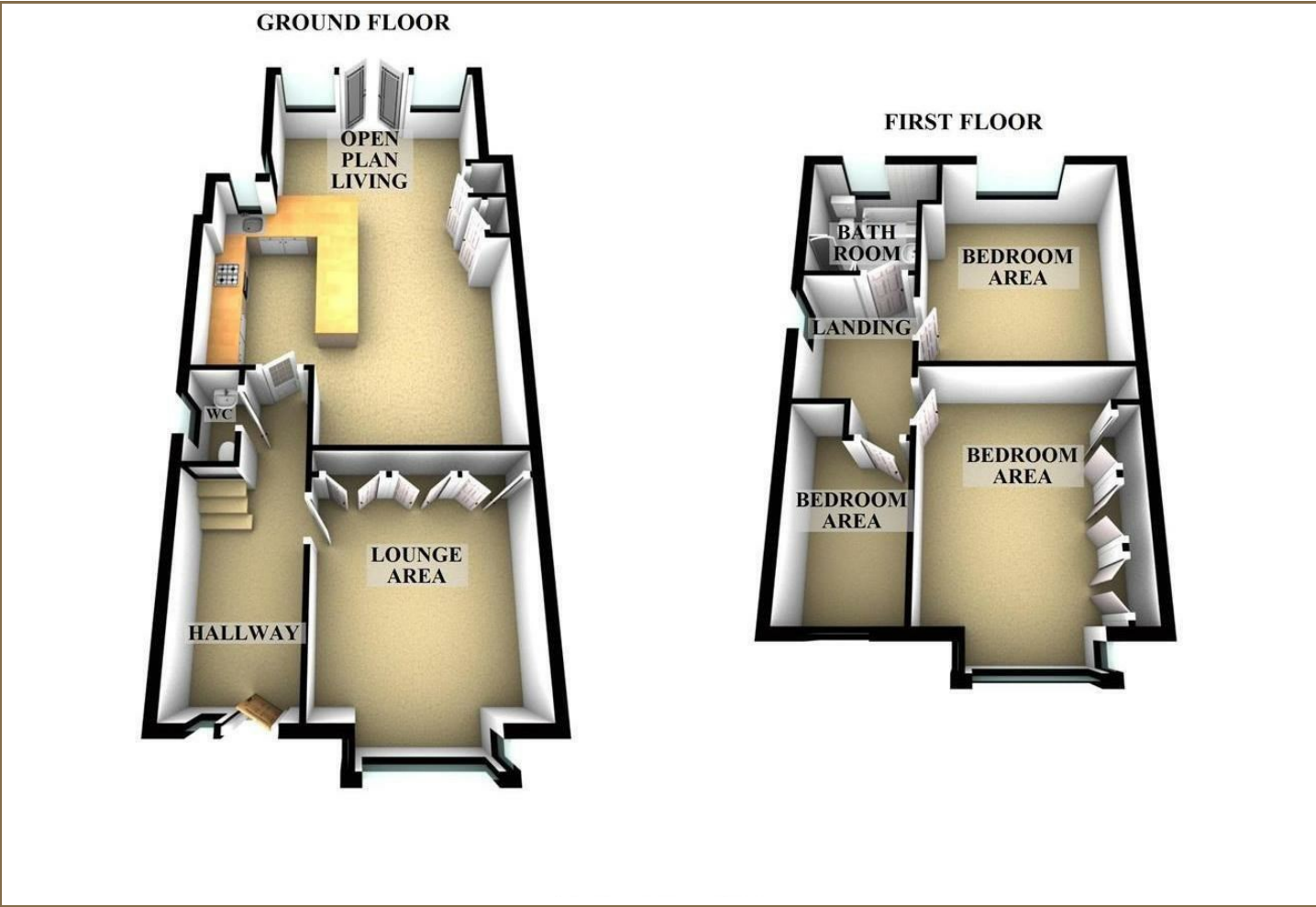
Hybrid Map



Terrain Map



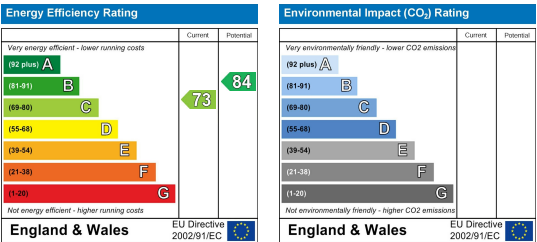
Floor Plan



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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