



## 4 Walgrave Close, Belper, DE56 1UF

**Offers Around £179,950**  2  1  1 

Offered with vacant possession/ no chain. A well presented modern town house situated in a sought after cul de sac location, close to Belper and excellent local amenities. The welcoming two bedroom accommodation has ample car parking and a rear enclosed garden. Viewing is strongly recommended.





# 4 Walgrave Close, Belper, DE56 1UF

**Offers Around £179,950**



The deceptively spacious accommodation comprises an entrance hallway, fitted kitchen with integrated appliances, spacious lounge diner with patio doors to the garden, two bedrooms and a bathroom

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

To the front of the property is a double driveway providing ample off road parking with a path leading to the enclosed low maintenance rear garden.

Situated conveniently within easy walking distance of excellent local amenities ie nursery, primary and secondary schools, bus routes and a parade of convenience shops. Close to Belper, with it's busy railway station, shopping, bars, restaurants and leisure facilities. Renowned for its historic mills character and charm Belper is close to major road links, i.e, A38 & M1 to Derby and Nottingham, whilst the A6 provides the gateway to the beautiful Peak District.

## **ACCOMMODATION**

A half glazed composite door allows access.

## **ENTRANCE HALLWAY**

Having wood grain effect flooring, radiator and a range of coat hanging.

## **FITTED KITCHEN**

8'4 x 7'9 (2.54m x 2.36m)

Appointed with a range of light oak effect

base cupboards, drawers and eye level units with rolled top work surface over incorporating a composite sink drainer with mixer taps and splash back tiling.

## **LANDING**

## **LOUNGE DINER**

15'5 x 11'8 (4.70m x 3.56m )

A spacious lounge diner with radiator, TV aerial point, stairs climb off to the first floor and sliding patio doors open onto the garden.

## **BEDROOM ONE**

11'9 x 9'6 (3.58m x 2.90m )

A double bedroom with a range of fitted wardrobes to one side with a UPVC double glazed window overlooking the rear garden.

## **BEDROOM TWO**

12 x 5'8 (3.66m x 1.73m )

A single bedroom with uPVC double glazed window to the front aspect. Access hatch to the loft.

## **BATHROOM**

Half tiled with a wood laminate flooring and a traditional white suite comprising of a panelled bath with thermostatic shower fitting over, a pedestal sink and a low flush WC. There is a built-in cupboard housing the hot water cylinder and having slatted shelving over for the storage of linen etc. There is an obscure glass uPVC double glazed window to the front aspect.

## OUTSIDE

To the front of the property is a double blocked paved driveway providing ample car parking, with a lawned garden. A path to the side provides rear access to the garden

## GARDEN

The fully enclosed garden is laid to lawn with a paved seating area, perfect for alfresco dining.



Road Map



Hybrid Map



Terrain Map



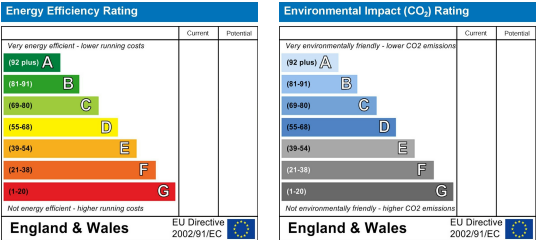
Floor Plan



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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