



The Setters Chevin Road, Belper, Derbyshire, DE56 2UW

£400,000



Offered with vacant possession/ no chain. A structurally detached traditional property situated in a sought after semi rural location, close to Belper. The three bedroom family home has generous rear gardens with workshop and rear access. Viewing is highly recommended.



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In need of some modernisation the well proportioned traditional family home comprises an entrance hallway, WC, sitting room to the front enjoying open views, lounge with a log burning stove and patio doors opening onto the generous garden, dining kitchen fitted with integrated appliances and separate utility room. to the first floor there are three bedrooms and a bathroom.

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

To the front of the property is walled fore garden full of spring flowers with a driveway to the side providing off road parking. The extensive rear garden is laid to lawn with a sunny patio, large workshop and access off Farnah Green.

Situated on the outskirts of Belper, in the sought after Chevin Road. A semi rural location with many countryside walks along the River Derwent and still within easy reach of the town with its busy railway station, excellent schools, shopping, bars, restaurants and leisure facilities. Renowned for its historic Mills character and charm Belper forms part of the heritage corridor to Derby. There is easy access to Nottingham via major road links ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

ACCOMMODATION

A UPVC half glazed entrance door allows access.

ENTRANCE HALLWAY

There is a radiator, useful under stair store and stairs climb to the first floor

SITTING ROOM

12'4 x 11'11 (3.76m x 3.63m)

There is a brick built open fire place, radiator, TV aerial point and UPVC double glazed bay window to the front enjoying countryside views.

LIVING ROOM

12'3 x 11'11 (3.73m x 3.63m)

There is a brick fireplace with inset multi-fuel burner, radiator and a sliding patio door opens onto the garden.

DINING KITCHEN

18'9 x 8' (5.72m x 2.44m)

Appointed with a range of base cupboards, drawers and eye level units with work surface incorporating a stainless steel sink drainer and splash back tiling. Integrated electric oven, electric cooker point, radiator, ceramic tiled flooring and a window to the side, open into dining area with a side entrance door and window overlooking woodland.

UTILITY ROOM

9'10 x 8'6 (3.00m x 2.59m)

Quarry tiled floor, range of wall and base units, stainless steel sink and drainer, uPVC window to side elevation.

TO THE FIRST FLOOR

LANDING

There is a window to the side elevation and access to the part boarded roof void.

BEDROOM ONE

12'3 x 9'9 (3.73m x 2.97m)

Having a uPVC double glazed window to front elevation and radiator.

BEDROOM TWO

12'2 x 9'9 (3.71m x 2.97m)

There is a uPVC window to rear elevation overlooking the generous garden, fitted wardrobe and radiator.

BEDROOM THREE

7'9 x 7'5 (2.36m x 2.26m)

uPVC window to front elevation and radiator.

BATHROOM

Appointed with a coloured three piece suite comprising a panelled bath with shower over, wash hand basin and a low flush WC, complementary half tiling, UPVC double glazed window to the rear.

OUTSIDE

To the front of the property is a driveway providing off road parking to the side. The well stocked front garden has steps through a rockery to the front door.

GARDEN

The extensive rear west facing garden is mainly laid to lawn, with a useful outbuilding and store. There is a gravel seating area and a sunny paved courtyard patio. A gate at the top of the garden allows access to Farnah Green Road.

WORKSHOP

20'1 x 10'6 (6.12m x 3.20m)

Wooden construction in the rear garden, with phase three electrics, power and light and fitted with a work bench.



Road Map



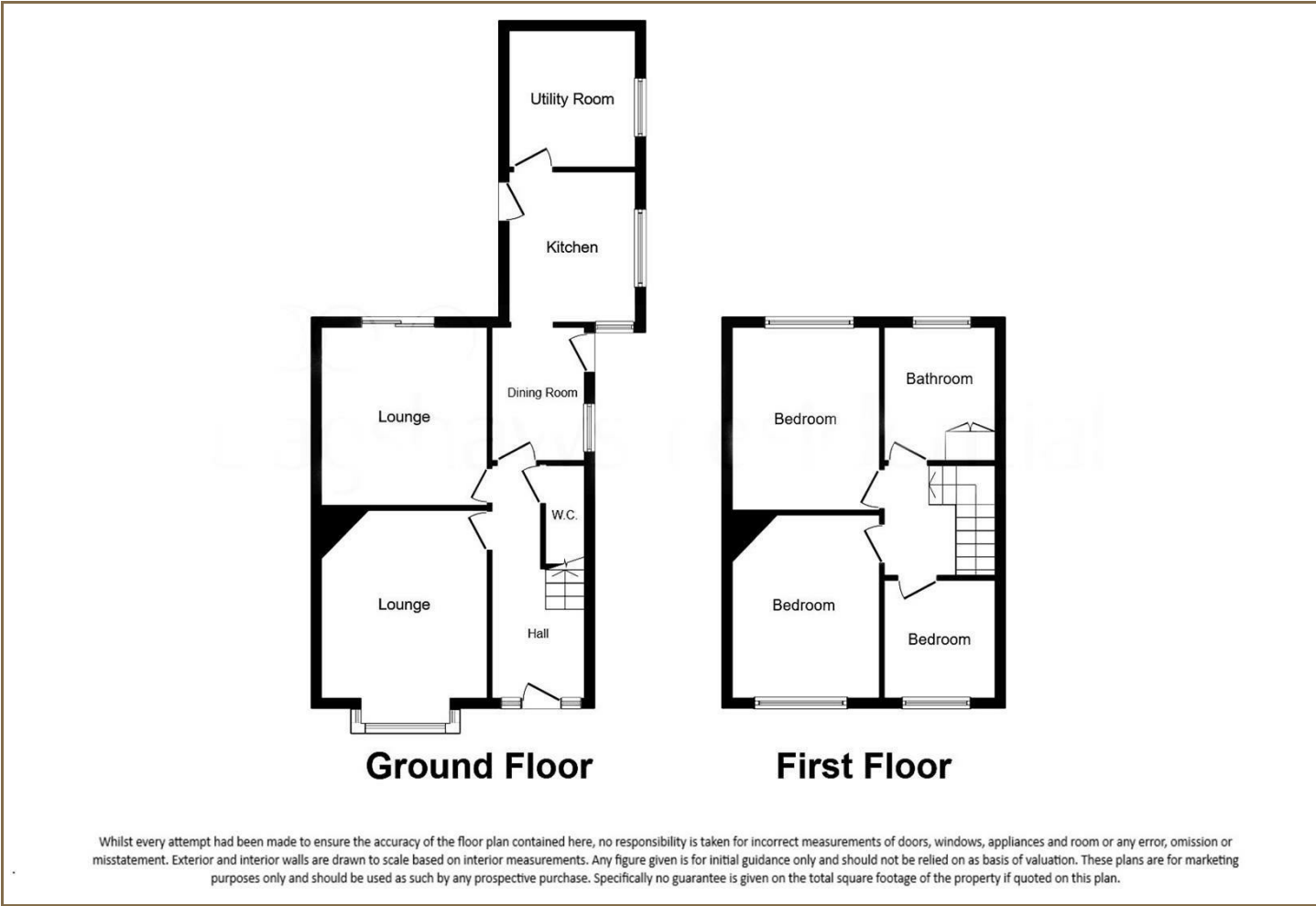
Hybrid Map



Terrain Map



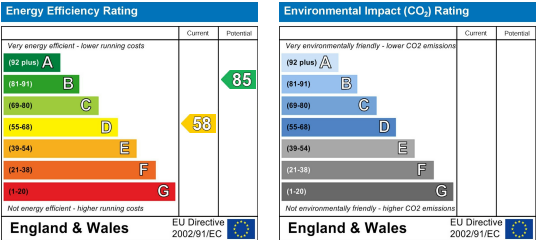
Floor Plan



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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