



18 Ladywood Avenue, Belper, DE56 1HS

£367,500



A well presented and deceptively spacious family home offering three/ four bedroom accommodation with a brand new kitchen diner. Occupying a generous plot with double driveway, double tandem garage and large gardens. Situated in a sought after location close to excellent local amenities and Belper. Viewing is strongly recommended.



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The deceptively spacious yet versatile accommodation comprises an entrance hallway, guest WC, lounge with a log burning stove, open into a newly fitted kitchen diner with dining room, garden room/ bedroom four, three further double bedrooms and luxury bathroom to the to the first floor.

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

To the front of the property is a lawned fore garden with a double driveway providing ample off road parking and leads through a five bar gate to the double tandem garage and rear garden. The generous south facing rear garden is mainly laid to lawn with gravelled seating area, vegetable garden with fruit trees and, flagstone seating area and a sunny decked patio.

The property is conveniently situated close to excellent local amenities and Belper with its busy railway station, excellent schools, shopping, bars, restaurants and leisure facilities. Having 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

There is an open porch with a light and a composite entrance door allows access to the property.

ENTRANCE HALLWAY

Having a Minton tiled mosaic flooring, radiator and stairs climb off to the first floor.

GUEST WC

Appointed with a close coupled low flush WC, wall mounted wash hand basin with splash back tiling, decorative wood panelling, UPVC double glazed window and matching Minton tiled flooring.

LOUNGE

14'8 x 13'5 max (4.47m x 4.09m max)

A naturally light room with a large UPVC double glazed window to the front, a recessed fireplace houses a log burning stove with wooden mantel shelf, brick feature inset and marble hearth, TV aerial point and radiator. Open into :

BREAKFAST KITCHEN

18' x 10'9 (5.49m x 3.28m)

Newly appointed with a quality range of shaker style base cupboards, drawers, eye level units and glazed display cabinets with solid wood block work surface extending to a breakfast bar and incorporating a porcelain sink drainer with mixer taps, upstand and splash back tiling. Integrated appliances include a double electric oven and grill, induction hob, extractor fan, washing machine and under counter fridge. There is wood grain effect flooring, a useful understairs pantry with light, power and shelving and space for an American style fridge freezer, UPVC double glazed window and a glazed entrance door provides access to the side.

DINING ROOM

11'11 x 9'2 (3.63m x 2.79m)

A UPVC double glazed window to the side floods the room with natural light, radiator and wood grain effect flooring.

GARDEN ROOM / BEDROOM FOUR

8'11 x 8'5 (2.72m x 2.57m)

There is wood grain effect flooring, radiator and French doors open onto a sunny decked seating area.

TO THE FIRST FLOOR

LANDING

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

BEDROOM ONE

11'8 x 10'11 (3.56m x 3.33m)

Fitted with a range of in-built wardrobes, UPVC double glazed window to the front elevation and a radiator.

BEDROOM TWO

10'11 x 9'5 (3.33m x 2.87m)

Having a UPVC double glazed window to the rear elevation, wood effect flooring, built-in wardrobe and a radiator.

BEDROOM THREE

10'3 x 7'11 (3.12m x 2.41m)

A naturally light room with dual aspect UPVC double glazed windows to the side and front elevations, radiator and an in-built cupboard housing the gas combi boiler, serving the domestic hot water and central heating system.

BATHROOM

Beautifully appointed with a three piece suite comprising a panelled bath with thermostatic rainfall shower over, vanity wash hand basin with

storage drawers beneath and a close coupled WC. There is complementary wall panelling, wood grain effect flooring, heated towel radiator and a UPVC double glazed window to the rear elevation.

OUTSIDE

The property occupies a generous plot, set back from the road with a lawned fore garden, a driveway provides ample off road parking with hard standing leading to a tandem double garage with light, power and up and over door.

GARDEN

The generous lawned garden is enclosed by a picket fence with a gravelled seating area, mature flower beds with established trees, shrubs and flowering plants, garden pond, and veggie plot. There is a decked seating and Indian stone paved patio.



Road Map



Hybrid Map



Terrain Map



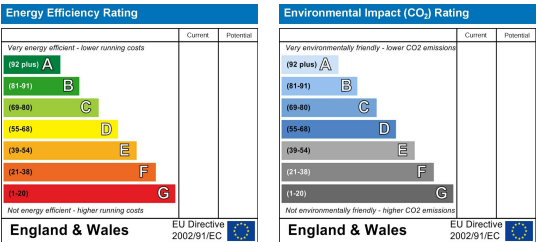
Floor Plan



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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