



## 47 Park Road, Belper, DE56 1LN

**£229,950**



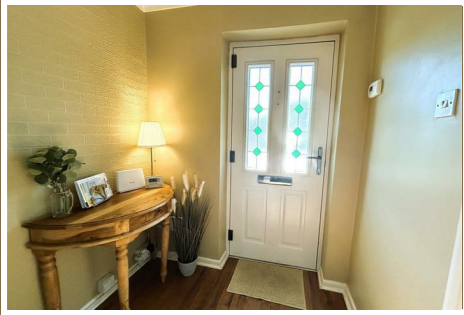
A beautifully presented traditional semi detached family home conveniently located close to Belper and its excellent amenities. Offering newly redecorated and updated three bedroom accommodation with a double driveway and generous lawned garden. Viewing is strongly recommended.





# 47 Park Road, Belper, DE56 1LN

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The welcoming accommodation comprises an entrance hallway, sitting room with multi-fuel cast iron stove, dining kitchen well equipped with shaker style units and a separate utility room. To the first floor there are three good sized bedrooms, family bathroom and a separate WC.

Benefitting from UPVC double glazed windows and doors and gas central heating fired by a newly installed combi boiler (serving the domestic hot water and central heating system). The electrical installation has been recently updated.

To the front of the property is double tarmac driveway providing ample car parking with side access to the rear enclosed garden, being mainly laid to lawn with a paved patio area and wooden garden shed.

Situated conveniently within easy walking distance of Belper, with it's busy railway station, excellent schools, 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 UPVC entrance door allows access.

## ENTRANCE HALLWAY

11'8" x 6' (3.56m x 1.83m)

A welcoming entrance with wood effect flooring, radiator, coving and telephone point. Stairs climb to the first floor.

## LOUNGE

14'3" x 11' (4.34m x 3.35m)

A naturally light room with a UPVC double glazed window to the front, radiator, coving, satellite connection and a recessed fireplace with a flagstone hearth housing a cast iron multi-fuel stove with an oak mantel shelf.

## DINING KITCHEN

14'3" x 10'4" (4.35 x 3.17)

Well equipped with a range of cream shaker style base cupboards, drawers and a larger cupboard with wood grain effect rolled top worksurface incorporating a stainless steel sink drainer with mixer taps and splash back tiling. There is an integrated gas cooker, plumbing for a dishwasher and space for a fridge freezer, ceramic tiled flooring, coving and a UPVC double glazed window to the rear.

## UTILITY ROOM

8'2" x 5'11" (2.5 x 1.82)

There is matching ceramic tiled flooring, plumbing for a washing machine, space for a tumble dryer, window to the rear and a half glazed UPVC entrance door provides access to the garden. The newly installed Logic combi boiler serves the domestic hot water and central heating system.

## FIRST FLOOR LANDING

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

## BEDROOM ONE

14'1" x 12'10" max measurements (4.31 x 3.92 max measurements )

A UPVC double glazed window to the front, floods the room with natural light, radiator and a in-built wardrobe provides hanging and shelving.

## BEDROOM TWO

8'9" x 13'6" (2.68 x 4.13)

Having a built-in wardrobe with hanging and shelving, radiator, TV aerial point and a UPVC double glazed window to the rear elevation.

## BEDROOM THREE

9'0" x 7'8" (2.76 x 2.36)

Having a radiator, UPVC double glazed window to the front elevation and an in-built over stairs wardrobe with hanging and shelving,

## BATHROOM

Appointed with a panelled bath with an electric shower and glazed screen over, pedestal wash hand basin with complementary half tiling, heated towel radiator, extractor fan, ceramic tiled floor and a UPVC double glazed window to the rear elevation.

## SEPARATE WC

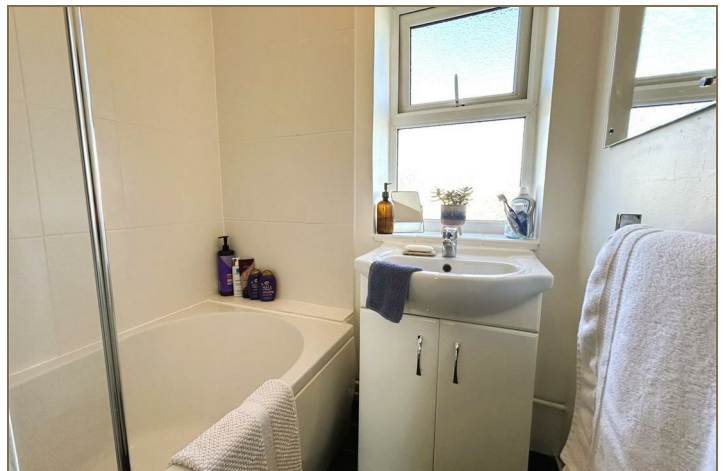
Having a low flush WC, vinyl flooring and a UPVC double glazed window to the side elevation.

## OUTSIDE

To the front of the property is a double tarmac driveway providing ample car parking with flower beds to the borders. A path to the side allows access through a secure gate to the rear garden.

## GARDEN

The generous garden is mainly laid to lawn with a paved patio, perfect for alfresco dining and entertaining, wooden shed provides storage and a log store.



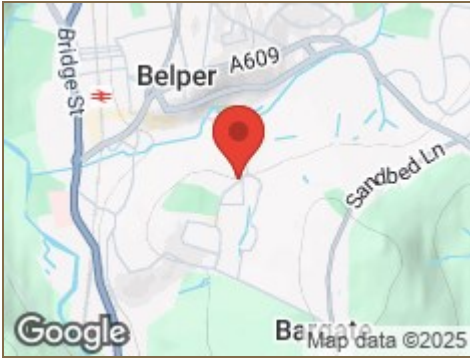
Road Map



Hybrid Map



Terrain Map



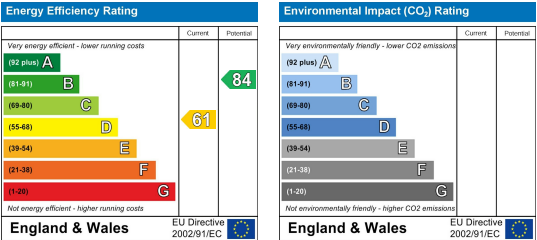
Floor Plan



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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