



341 Over Lane, Belper, Derbyshire, DE56 0HJ

£475,000



OFFERED WITH VACANT POSSESSION/ NO CHAIN. A beautifully presented extended family home offering deceptively spacious, yet versatile accommodation with four bedrooms and three reception rooms. Driveway providing generous car parking, large garage and rear garden, enjoying an open aspect with panoramic countryside views. Viewing is strongly recommended.



341 Over Lane, Belper, Derbyshire, DE56 0HJ

£475,000



Situated in a sought after location on the outskirts of Belper with stunning open views. The welcoming property offers generously proportioned family accommodation comprising a reception hallway, guest WC, cosy sitting room with a multi-fuel stove, lounge, dining room and an impressive breakfast kitchen with integrated appliances and a separate utility room. To the first floor there are three double bedrooms, a home office/ bedroom four and luxury family bathroom with a four piece suite.

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

To the front of the property is a walled fore garden with tarmac hard standing and driveway providing off road parking for several vehicles and leading to a large garage. There is a wide pathway to the side leading to the impressive rear garden, which is laid to lawn with an extensive paved patio, perfect for alfresco dining enjoying the stunning far reaching views and westerly sunsets.

Situated conveniently within easy reach of local amenities and Belper with its busy railway station, excellent shopping, schools, bars, restaurants and leisure facilities. Having access to major road links ie A38, M1 to Derby and Nottingham, whilst the A6 provides the gateway to the stunning Peak District.

ACCOMMODATION

A composite entrance door with glazed inserts allows access.

RECEPTION HALLWAY

Having wood effect flooring, radiator and stairs climb to the first floor.

GUEST WC

Appointed with a low flush WC, wall mounted wash hand basin, complementary full tiling, heated towel radiator, UPVC double glazed window to the side and ceramic tiled flooring.

SITTING ROOM

11'5 x 11'10 (3.48m x 3.61m)

Having a brick built fire place with a polished slate hearth housing a multi-fuel stove, polished wooden floor boards, radiator, TV aerial point, coving to the ceiling and a UPVC double glazed window to the front.

BREAKFAST KITCHEN

19'5 x 12'8 overall measurements (5.92m x 3.86m overall measurements)

The extended 'L' shaped room is comprehensively appointed with a range of white high gloss base cupboards, drawers, eye level units and glazed display cabinets with contrasting black larder cupboards and granite effect work surface over, extending to a breakfast bar and incorporating an acrylic sink drainer with mixer taps and splash back tiling. Integrated appliances include a range cooker with double electric ovens and gas

hob, extractor hood, dishwasher, fridge and freezer. There is Karndean flooring, radiator, under plinth mood lighting, a UPVC double glazed window to the rear overlooks the garden and views and a glazed door allows access. A door opens into :

DINING ROOM

11'10 x 10' (3.61m x 3.05m)

A naturally light room with French doors opening onto the rear, coving, wood effect flooring, radiator and a door opens into the utility room.

LOUNGE

12'10 x 11'1 (3.91m x 3.38m)

Having French doors open from the dining room with a UPVC double glazed window to the side, coving and matching wood grain flooring.

UTILITY ROOM

13'5 x 5'1 (4.09m x 1.55m)

Fitted with base cupboards and a rolled top work surface over incorporating a stainless steel sink drainer with tap and splash back

tiling. There is plumbing for a washing, space for tumble dryer and a UPVC double glazed window to the rear.

TO THE FIRST FLOOR

LANDING

The generous landing offers an area to create a study space, UPVC double glazed window to the side elevation, radiator and access to the roof void.

BEDROOM ONE

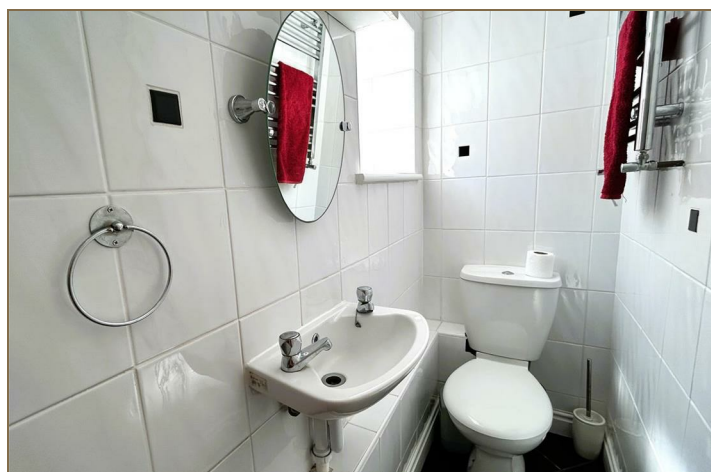
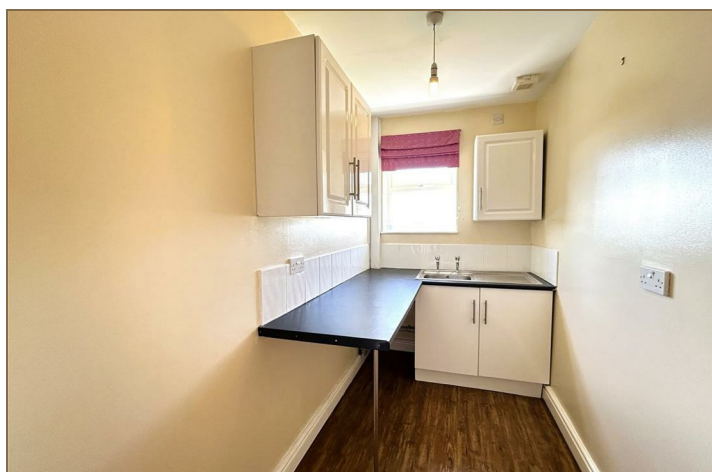
12'11 x 11'3 (3.94m x 3.43m)

A generous room with a UPVC double glazed window to the side elevation, radiator and TV aerial point.

BEDROOM TWO

11'6 x 10'8 (3.51m x 3.25m)

A double sized room, having a UPVC double glazed window to the front elevation and radiator.



BEDROOM THREE

12'1 x 10'4 (3.68m x 3.15m)

There is a radiator and a UPVC double glazed window to the rear elevation enjoying stunning panoramic views over the Derwent Valley.

BEDROOM FOUR

7' x 6'5 (2.13m x 1.96m)

The single bedroom has a UPVC double glazed window to the front elevation and a radiator.

LUXURY BATHROOM

12'4 x 8'7 (3.76m x 2.62m)

Beautifully appointed with a four piece suite comprising a panelled bath, double shower enclosure with a thermostatic shower, pedestal wash hand basin and a low flush WC. There is complementary full tiling, ceramic tiled flooring with underfloor heating, inset spot lighting, extractor fan, heated towel radiator and a UPVC double glazed window to the rear elevation.

OUTSIDE

To the front of the property is a tarmac driveway providing ample off road parking, extending to the side which leads to a double garage. Paths to either side lead to the fully enclosed rear garden.

GARAGE

There is light, power, up and over door and a personal door to the rear.

GARDEN

The rear garden has an extensive sunny patio area with outside lighting, power points and tap. The garden is mainly laid to lawn with boundary fencing, with mature shrubs and flowering plants to the borders. All enjoying the an open aspect and open panoramic countryside views.





Road Map



Hybrid Map



Terrain Map



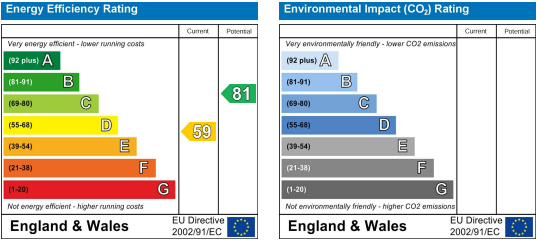
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk