



6 Heydon Close, Belper, DE56 1TR

£399,950



A beautifully presented modern four bedroom detached family home situated in a quiet cul de sac location in a popular area of Belper. The deceptively spacious accommodation has a three reception rooms, driveway with double garage and landscaped rear garden. Viewing is strongly recommended



6 Heydon Close, Belper, DE56 1TR

£399,950



The generously proportioned accommodation has a welcoming entrance hallway with guest WC, spacious lounge, dining room, home office, fitted kitchen and a separate utility room. To the first floor there is a gallery landing family shower room, four bedrooms, principal with ensuite bathroom.

Benefitting from UPVC double glazed windows and doors, UPVC guttering and facias, gas central heating and cavity wall insulation.

To the front of the property is a fore garden with a double driveway providing ample off road parking and leads to a double garage. A path to the side leads to the rear enclosed garden, which is laid to lawn with an elevated decked seating area and a paved patio, perfect for alfresco dining and entertaining.

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

A half glazed entrance door allows access.

ENTRANCE HALLWAY

There is oak effect wood grain flooring, radiator, telephone point and stairs climb to the first floor.

LOUNGE

17'4 x 10'6 (5.28m x 3.20m)

A naturally light and spacious room having an Adams style fire surround with marble hearth and insert housing a gas fire, decorative dado rail, coving, two radiators, TV aerial point with satellite connection and full height windows to the rear overlooking the garden and a glazed door allows access.

DINING ROOM

11'3 x 8'8 (3.43m x 2.64m)

Glazed double doors open into the dining room with a UPVC double glazed window to the front, radiator, TV aerial point, decorative dado rail and coving.

FITTED KITCHEN

10'5 x 10'3 (3.18m x 3.12m)

Comprehensively appointed with a range of light oak effect base cupboards, drawers, eye level units and glazed display cabinet with rolled top work surface over incorporating a stainless steel sink drainer with mixer taps and splash back tiling. Integrated Belling electric double oven and grill, gas hob, extractor hood, fridge freezer and plumbing for a dishwasher. There is ceramic tiled flooring, radiator and a UPVC double glazed window to the rear.

UTILITY ROOM

9'9 x 6'3 (2.97m x 1.91m)

Having matching base cupboards, drawers and wall units with rolled top work surface

over incorporating a stainless steel sink drainer with mixer taps and splash back tiling, radiator, plumbing for a washing machine and space for a tumble dryer, UPVC double glazed window to the rear and a half glazed entrance door opens to the side. A wall mounted Logic boiler serves the domestic hot water and central heating system and an in-built cupboard provides storage.

GUEST WC

Appointed with a low flush WC, pedestal wash hand basin, complementary half tiling, wood grain flooring, UPVC double glazed window to the side and radiator.

HOME OFFICE

11' x 8'2 (3.35m x 2.49m)

There is a UPVC double glazed window to the front, radiator and TV aerial point.

TO THE FIRST FLOOR

GALLERY LANDING

Having decorative balustrade, radiator a UPVC double glazed window to the front

elevation and a built-in airing cupboard houses the copper hot water cylinder and provides linen storage.

BEDROOM ONE

13'6 x 10'4 (4.11m x 3.15m)

Having a window to the rear elevation, radiator, coving and a TV aerial point.

EN-SUITE

7'11 x 5'5 max (2.41m x 1.65m max)

Fitted with a panelled bath with thermostatic rainfall shower over, pedestal wash hand basin and low flush, complementary full tiling, heated towel radiator, vinyl flooring, extractor fan and a UPVC double glazed window to the rear.

BEDROOM TWO

11'3 x 8'11 (3.43m x 2.72m)

There is a radiator, TV aerial point, coving and a UPVC double glazed window to the front elevation.



BEDROOM THREE

10'3 x 9'9 (3.12m x 2.97m)

There is a UPVC double glazed window to the rear, radiator and coving. TV aerial point.

BEDROOM FOUR

8'10 x 6'8 (2.69m x 2.03m)

Having a radiator, UPVC double glazed window to the front, coving and there is access to the part boarded roof void via a ladder with light. TV aerial point.

SHOWER ROOM

Appointed with a double shower enclosure with a rainfall thermostatic shower, vanity wash hand basin and a low flush WC, complementary full tiling, vinyl flooring, heated towel radiator, UPVC double glazed window to the side and extractor fan.

OUTSIDE

To the front of the property is a fore garden with a double tarmac driveway providing ample off road parking and leading to a double garage. There is outside lighting.

GARAGE

16'11 x 16'3 max (5.16m x 4.95m max)

There are is an up and over door, light, power, window and a personal door to the rear. Part of the garage is enclosed to create a gym.

REAR GARDEN

The rear garden has a paved patio, steps to a lawn and an elevated decked seating area, perfect for entertaining. Outside light, tap and a path leads to the garage.





Road Map



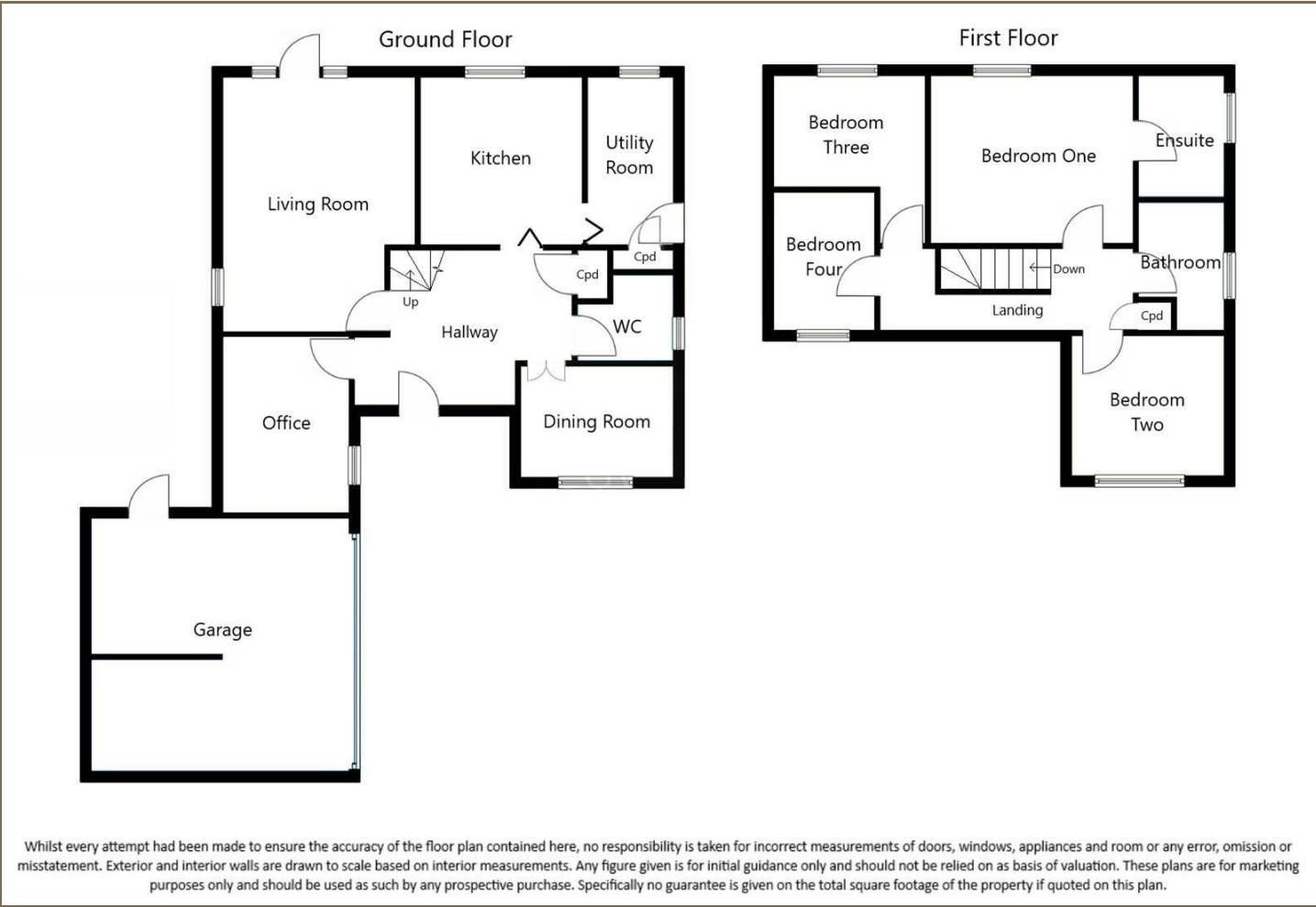
Hybrid Map



Terrain Map



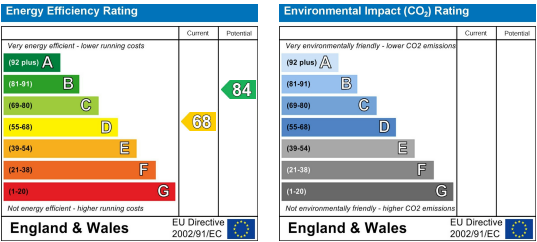
Floor Plan



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