



## 6 Dalton Drive, Belper, DE56 1QL

**£380,000**



Offered with vacant possession/ no chain. A modern three bedroom home with home office/ dressing room. Situated in a quiet cul de sac location close to Belper and its excellent amenities. The deceptively spacious accommodation is open plan with ample off road parking, garage and a walled garden. Viewing is highly recommended.



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The welcoming link detached accommodation offers an entrance hallway, a well equipped dining kitchen, guest WC and a lounge diner to the rear with full height windows and French doors opening onto the garden. To the first floor there is a family bathroom, three double bedrooms and a single room fitted with in-built wardrobes. The principal bedroom has a walk-in wardrobe and en-suite shower room.

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

The property is located on a private drive with a gravel fore garden providing hard standing and a driveway to the side, providing ample off road parking and leading to a single garage. A path to the side provides access to a walled rear garden, which is laid to lawn with landscaped paving.

The property is situated on a quiet cul de sac, off Windmill Lane. Located within easy walking distance of Belper and its excellent amenities ie busy railway station, excellent schools, shopping, bars, restaurants and leisure facilities. There is easy access to Derby and Nottingham via major road links, A38, M1 and A6, which provides the gateway to the stunning Peak District.

## ACCOMMODATION

A half glazed entrance door allows access.

## ENTRANCE HALLWAY

Having engineered oak flooring, radiator, useful under stairs cupboard, telephone point and stairs climb to the first floor.

## GUEST WC

Appointed with a low flush WC and a wall mounted wash hand basin with splash back tiling, a range of

coat hangings, UPVC double glazed window and radiator.

## BREAKFAST KITCHEN

12'7 x 9'7 (3.84m x 2.92m )

Comprehensively appointed with a range of mid oak effect base cupboards, drawers and eye level units with wood block effect work surface over incorporating a stainless steel sink drainer with upstand and splash back tiling. Integrated appliances include an electric double oven with grill, gas hob, extractor hood, fridge freezer, dishwasher and an automatic washing machine. There is a UPVC double glazed window to the front, radiator, inset spot lighting, corner shelving and vinyl flooring.

## LOUNGE DINER

17'10 x 16'1 overall measurements (5.44m x 4.90m overall measurements)

A light and spacious room with full height windows to the rear having French doors opening onto the garden, engineered oak flooring, two radiators, TV aerial point, telephone point, coving and a UPVC double glazed window to the side. An under stairs in-built cupboard has shelving.

## TO THE FIRST FLOOR

## GYLLERY LANDING

Having access to the part boarded roof void via a ladder with light and power.

## BEDROOM ONE

11'10 x 10'4 (3.61m x 3.15m )

Having a UPVC double glazed window to the rear elevation, radiator and a walk-in wardrobe with light, hanging and shelving facility.

## EN-SUITE

Fitted with a double shower enclosure with a mixer control shower and full tiling, pedestal wash hand basin and a low flush WC, radiator, shaver point, inset spot lighting and contrast half tiling.

## BEDROOM TWO

9' x 12'6 (2.74m x 3.81m )

There is a radiator and UPVC French doors with a Juliette balcony to the front.

## BEDROOM THREE

14'4 x 8'4 (4.37m x 2.54m )

A light room with dual aspect UPVC double glazed window to the front elevation and a Velux skylight window to the rear and a radiator.

## BEDROOM FOUR

8'6 x 6'9 overall measurements (2.59m x 2.06m overall measurements)

Currently used as a dressing room with a range of built-in wardrobes providing hanging and shelving facility, radiator and a UPVC double glazed window to the front elevation.

## BATHROOM

Appointed with a three piece suite comprising a panelled bath with mixer shower taps, pedestal wash hand basin and low flush WC. There is

complementary half tiling, heated towel radiator, inset spot lighting. UPVC double glazed window to the side, extractor fan and wood effect flooring.

## OUTSIDE

To the front of the property is a fore garden with a gravelled hard standing area and a tarmac driveway to the side providing off road parking and leading to the garage. A path to the side leads through a secure gate to the rear garden.

## GARAGE

18'9 x 8'6 (5.72m x 2.59m)

Having an up and over door, light, power and a personal door to the rear.

## GARDEN

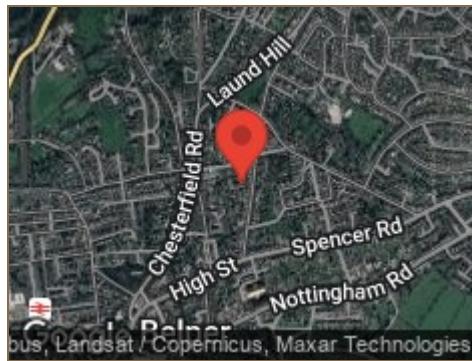
The well stocked mature garden has a dry stone boundary wall with established trees, shrubs and flowering plants to the borders. There is a sunny patio, perfect for alfresco dining, a wooden garden shed and outdoor light.



## Road Map



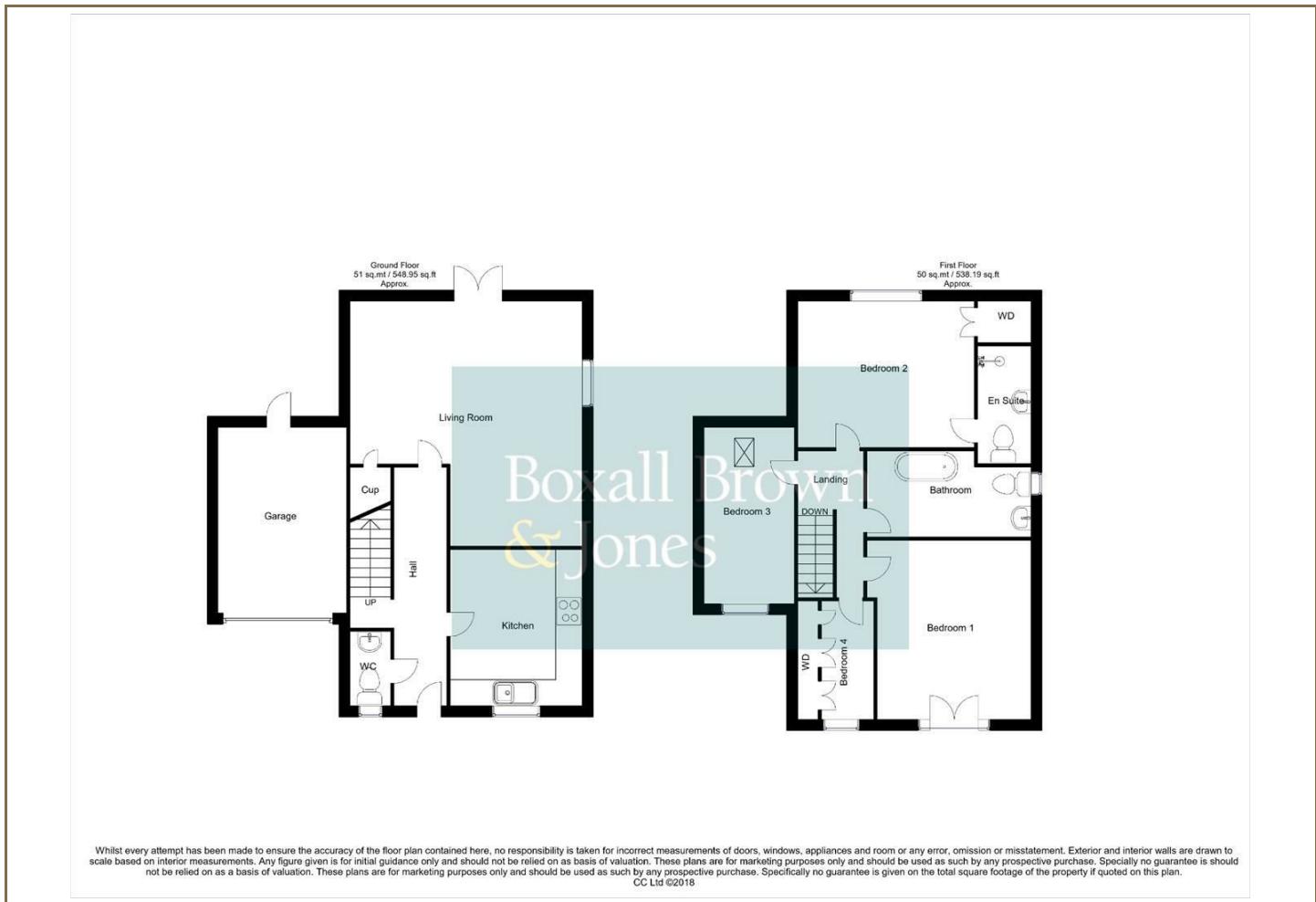
## Hybrid Map



## Terrain Map



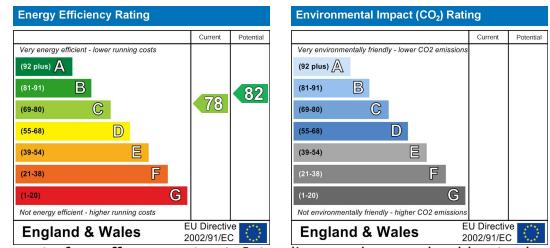
## Floor Plan



## 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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