



## 1 Walcote Close, Belper, DE56 0HA

**£210,000**



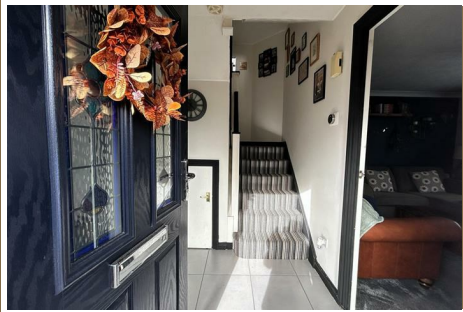
A beautifully presented modern two double bedroom semi detached property, situated in a quiet cul de sac location close to amenities. Having a sunny south facing rear garden and ample off road parking. Viewing is strongly recommended.





# 1 Walcote Close, Belper, DE56 0HA

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The welcoming accommodation has a side entrance door opening into a hallway, cosy lounge, a well equipped dining kitchen, two double bedrooms and a bathroom.

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

To the front of the property is a fore garden with a driveway to the side providing ample off road parking and leading to the south facing garden, which is mainly laid to lawn with a paved patio area, perfect for entertaining.

Situated in a popular area of Belper within walking distance of excellent local amenities ie schools, local shops, doctors surgery and bus routes. Close to Belper town centre with its railway station, shopping, bars, restaurants and leisure facilities. Renowned for its historic mills character and charm, Belper has 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 side entrance door allows access.

## ENTRANCE HALLWAY

Having ceramic tiled flooring, twin full height windows, radiator, range of coat hangings, useful under stairs cupboard provides storage and stairs climb to the first floor.

## LOUNGE

12 x 12'4 (3.66m x 3.76m )

There is a double glazed window to the front, two radiators, telephone point, satellite connection and coving.

## DINING KITCHEN

11'9 x 9'5 (3.58m x 2.87m)

Appointed with a range of base cupboards, drawers and eye level units with granite effect rolled top work surface over incorporating a stainless steel sink drainer with mixer taps and splash back tiling. Integrated appliances include an electric oven, gas hob, extractor hood, fridge freezer and plumbing for a washing machine. There is ceramic tiled flooring, UPVC double glazed window to the rear, radiator decorative dado rail and quality UPVC French doors open onto the garden. The wall mounted Baxi boiler is housed in a matching cupboard, which serves the domestic hot water and central heating system.

## TO THE FIRST FLOOR

## LANDING

Having an in-built storage cupboard, UPVC double glazed window to the side elevation, radiator and access to the part boarded void via a ladder with light and power.

## BEDROOM ONE

11'10 x 8'11 (3.61m x 2.72m )

There is a decorative feature panel wall,

UPVC double glazed window to the rear, coving, radiator and a built-in over stairs cupboard providing excellent storage.

## BEDROOM TWO

12x 9'1 maximum measurements (3.66mx 2.77m maximum measurements)

Having a UPVC double glazed window to the front, radiator, coving, wood effect flooring and shelving

## BATHROOM

Appointed with a three piece suite comprising a panelled bath with an electric shower over, pedestal wash hand basin and a low flush WC, complementary full tiling, radiator, inset spot lighting, extractor fan, coving and ceramic tiled flooring. There is an in-built airing cupboard housing the hot water cylinder and providing linen storage.

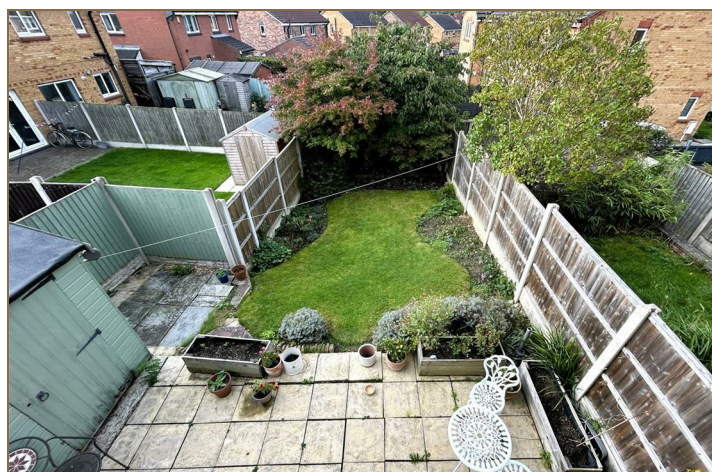
## OUTSIDE

To the front of the property is a gravel fore garden with a double tandem driveway to the side providing ample off road parking. A storm porch is over the side entrance

doorway with an outdoor light. A secure gate allows access to :

## GARDEN

The sunny south facing garden is mainly laid to lawn with a paved seating area, perfect for alfresco dining, There is a wooden garden shed, outside tap and light.





Road Map



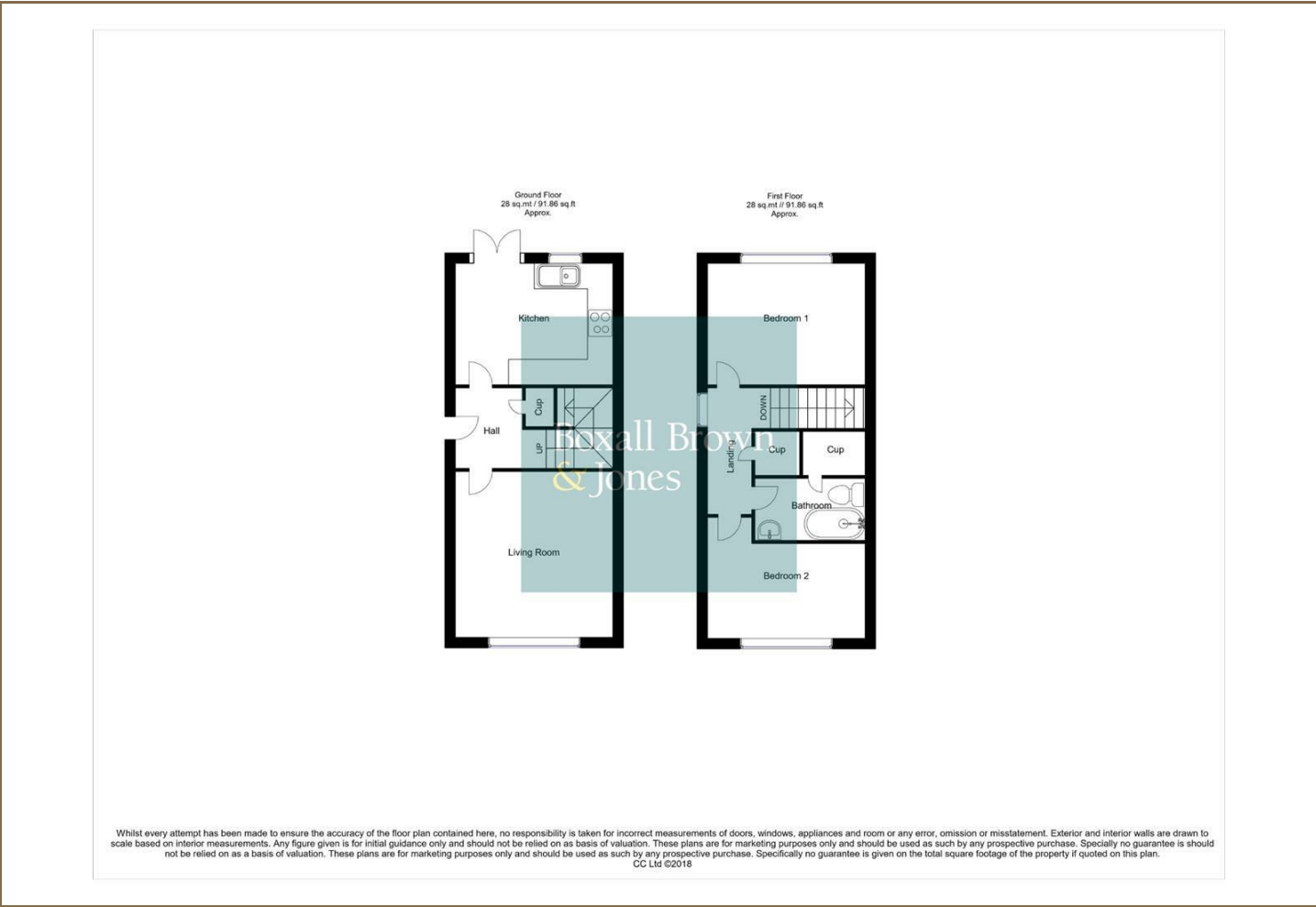
Hybrid Map



Terrain Map



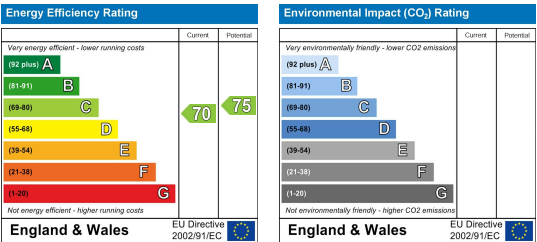
Floor Plan



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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