



## 5 Ashford Rise, Belper, DE56 1TJ

**£250,000**



A beautifully presented modern three bedroom family home offering deceptively spacious, yet versatile open plan living. Conveniently situated close to local amenities in a popular location within easy reach of Belper. Having ample off road parking and enclosed rear garden with a sunny patio. VIEWING IS HIGHLY RECOMMENDED.





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The well presented accommodation has been extended to create open plan living comprising fitted kitchen with pantry, guest WC, 'L' shaped conservatory/ dining room and family area, lounge, and ground floor bedroom three. To the first floor there are two bedrooms and bathroom.

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

To the front of the property there is off road parking for three vehicles. The enclosed rear garden is laid to lawn with a sunny paved patio, perfect for alfresco dining and entertaining.

Situated conveniently close to excellent local amenities, ie bus routes, local shops, schools and within easy reach of Belper with its busy railway station, popular bars, restaurants and leisure facilities. Belper is easily accessible to Derby, Nottingham and major road links via A38, M1 and A6, which provides the gateway to the stunning Peak District.

## ACCOMMODATION

A UPVC double glazed entrance door with glazed insert allows access.

## FITTED KITCHEN

12'2 x 11'4 max (3.71m x 3.45m max)

Appointed with a range of cream shaker style base cupboards, drawers and eye level units with a granite worksurface, incorporating a

stainless steel sink drainer with mixer taps and splash back tiling. Integrated appliances include Stoves electric range cooker, an extractor hood, space for a fridge freezer, plumbing for a washing machine and dishwasher. There is vinyl flooring, inset spotlights, a radiator, UPVC double glazed windows, a deep pantry with shelving, access to the roof and a glazed door into the conservatory.

## CONSERVATORY

11'2 extending to 21'9 x 11'8 reducing to 7'3 (3.40m extending to 6.63m x 3.56m reducing to 2.21m)

A naturally light and spacious area comprises dining area and family space. Constructed with brick built base, UPVC double glazed windows and doors and triple polycarbonate roof. Having oak flooring, a radiator, built-in base cupboards, wall lights, shelving, USB power sockets and TV aerial point.

## LOUNGE

12' x 15'6 max (3.66m x 4.72m max)

A cosy space with UPVC double glazed French doors, a radiator, TV aerial point, coving and stairs climb off to the first floor.

## GROUND FLOOR BEDROOM

8'5 x 10'2 (2.57m x 3.10m)

Having a UPVC double glazed window to the front and a built-in wardrobe providing shelving and hanging facility.

## FIRST FLOOR LANDING

### BEDROOM ONE

12'6 x 10'1 plus wardrobe recess (3.81m x 3.07m plus wardrobe recess)

Having a range of built-in wardrobes with hanging and shelving facility, UPVC double glazed window to the rear elevation, radiator and telephone point.

### BEDROOM TWO / OFFICE

5'9 x 11'6 (1.75m x 3.51m)

With a radiator, coving and a UPVC double glazed window to the front elevation.

### BATHROOM

Appointed with four piece suite comprising of a deep bath with thermostatic shower and a glazed screen, low flush WC, stylish wall mounted wash hand basin, heated towel radiator, extractor fan, complementary full tiling, extractor fan and inset spotlights.

### OUTSIDE

To the front of the property a tarmac driveway provides off road parking for

several vehicles. There is an outside light and tap.

### GARDEN

The low maintenance rear garden is mainly laid to lawn with a sunny patio area, wooden garden shed and is fully enclosed with fencing.





Road Map



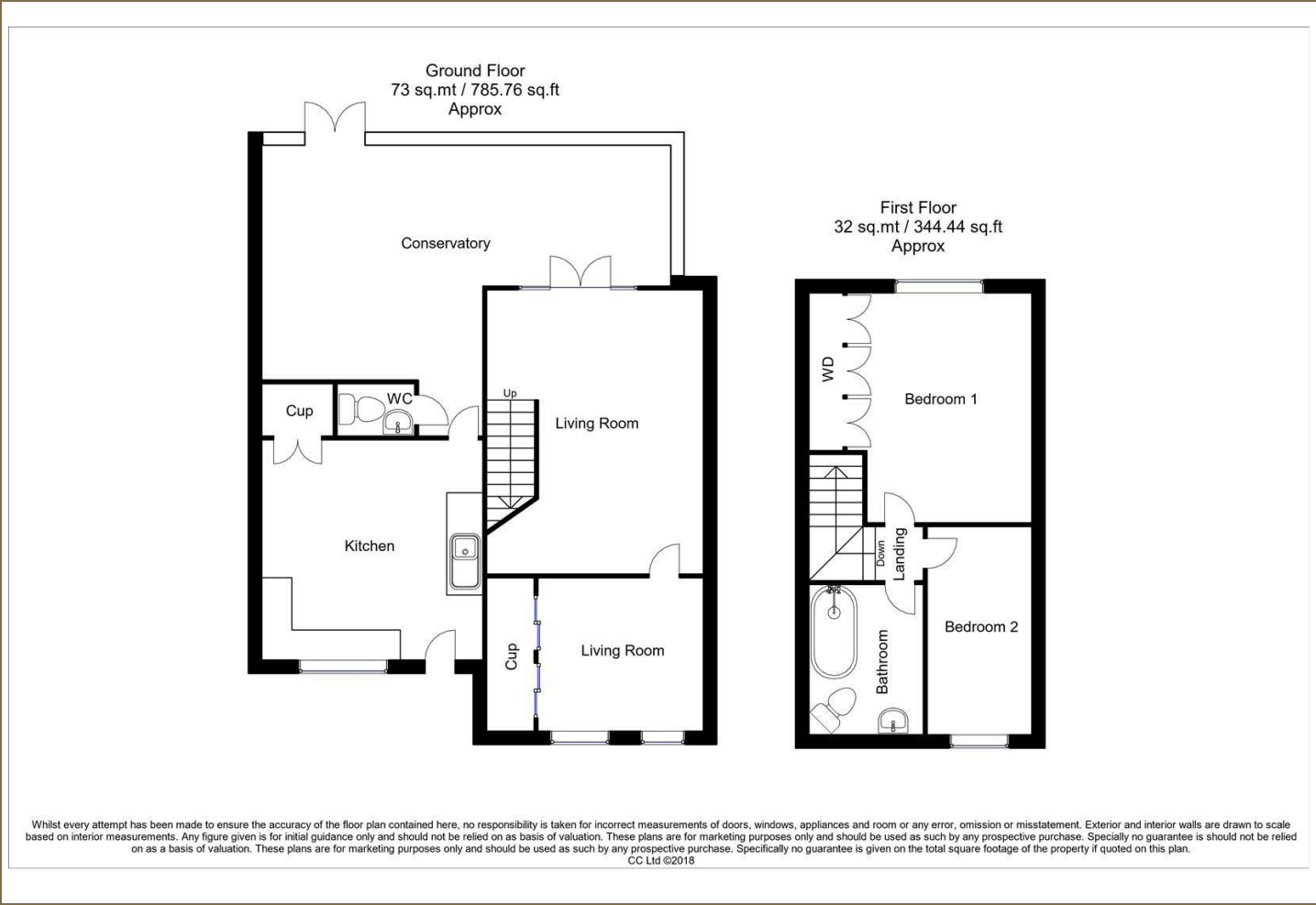
Hybrid Map



Terrain Map



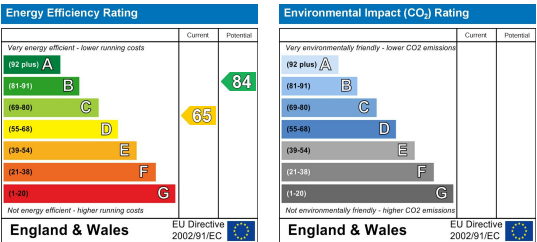
Floor Plan



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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