



2 Bed House - Semi-Detached

115 Belper Lane, Belper DE56 2UH
Offers Around £235,000 Freehold



Fletcher
& Company

www.fletcherandcompany.co.uk

- Well Appointed Extended Semi-Detached Home
- Pleasant Far Reaching Views
- Gas Central Heating & Double Glazing
- Lounge & Dining Room
- Extended Fitted Kitchen/Diner
- Conservatory
- Two Double Bedrooms & Fitted Bathroom
- South Facing Private Garden
- Tarmac Driveway & Garage Space (Subject to Planning Permission)
- No Chain Involved.

IDEAL FOR FIRST TIME BUYER/COUPLE – A highly appealing, extended, two double bedroom semi-detached property with south-facing garden located in the highly sought-after location of Belper lane, with easy access to the thriving market town of Belper. No Chain Involved.

The property benefits from gas central heating and double glazing. The living accommodation briefly comprises on the ground floor: entrance hall with staircase leading to first floor, lounge with fireplace and inset Living Flame gas fire, dining room, extended fitted kitchen/diner with built-in appliances and conservatory.

The first-floor landing leads to two genuine double bedrooms and fitted bathroom in white with shower.

A south-facing enclosed rear garden laid to lawn with flower beds and timber storage shed.

A tarmac driveway with block paved edges and dropped kerb. (the driveway can be enlarged if desired and also offers potential garage space subject to planning permission)

The Location

The property situated on desirable Belper Lane is surrounded by some beautiful stone cottages and is also situated within literally yards of the Talbot Inn Restaurant and nearby countryside walks. Belper town centre is within easy reach where there are an excellent range of independent shops, supermarkets, recreational facilities and primary schools. The main A6 arterial road provides a short commute to the city of Derby located approximately some 8.5 miles to the south. Nearby tourist attractions include Matlock Bath and Chatsworth House.

Accommodation

Ground Floor

Entrance Hall

3'8" x 2'8" (1.13 x 0.83)

With recently fitted half glazed entrance door with inset leaded windows, radiator, internal panelled door giving access to lounge, staircase leading to first floor with handrail.

Lounge

12'11" x 11'8" (3.94 x 3.56)

With chimney breast with feature fireplace incorporating inset Living Flame gas fire and raised hearth, deep skirting boards and architraves, high ceilings, coving to ceiling, dado rail, radiator, double-glazed bow window with leaded finish and stain glass with aspect to front, deep window sill, views towards the Derwent Valley and beyond, fitted wall lights and open archway leading to dining room.



Dining Room

15'0" x 7'8" (4.58 x 2.36)

With deep skirting boards and architraves, high ceilings, coving to ceiling with centre rose, dado rail, open archway leading into lounge, radiator, two double glazed windows and internal panelled door opening into extended kitchen.



Extended Kitchen/Diner

11'4" x 11'0" (3.46 x 3.36)

With single stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, built-in four ring Bosch stainless steel gas hob with inset Bosch extractor hood, built-in Bosch stainless steel electric oven, integrated Bosch dishwasher, automatic washing machine, integrated Bosch fridge/freezer, attractive tile flooring, radiator, concealed Worcester combi boiler, double-glazed window to side, double-glazed window to rear, tiled splashbacks and internal double-glazed stable door giving access to conservatory.



Conservatory

9'4" x 9'0" (2.86 x 2.76)

With terracotta tile style flooring, double-glazed windows and double-glazed French doors opening onto south facing rear garden.



First Floor Landing

3'2" x 2'6" (0.97 x 0.78)

With deep skirting boards and architraves, high ceilings, double-glazed window to side with fitted blind and access to roof space.

Double Bedroom One

11'9" x 10'2" (3.59 x 3.10)

With chimney breast with featured character display fireplace, deep skirting boards and architraves, high ceilings, coving to ceiling, fitted dressing table, radiator, pleasant far-reaching views across the Derwent Valley to the front, double-glazed window with leaded finish and stained glass, built-in wardrobe and internal panelled door.



Double Bedroom Two

10'7" x 8'7" (3.23 x 2.62)

With deep skirting boards and architraves, high ceilings, radiator, double-glazed window to rear and internal panelled door.



Bathroom

7'7" x 6'1" (2.33 x 1.87)

Recently refurbished contemporary bathroom in white with bath with chrome fittings including chrome Mira shower over, pedestal wash handbasin, low-level WC, tiled splashbacks, wood effect flooring, deep skirting boards and architraves, high ceiling, down lights to ceiling, heated towel-radiator, fitted bathroom, storage cupboard, heated/illuminated wall-mounted mirror with shaver point, double-glazed obscure window with tiled sill and internal panelled door.



Front Garden

The property is nicely set back from the pavement edge by a lawn and patio fore-garden complimented by hedges, outside lights and side access gate.



Rear Garden

A south facing private garden laid to lawn with flower beds and enclosed by fencing and privet hedges. Timber shed included in the sale.



Driveway

A tarmac driveway provides car standing spaces.

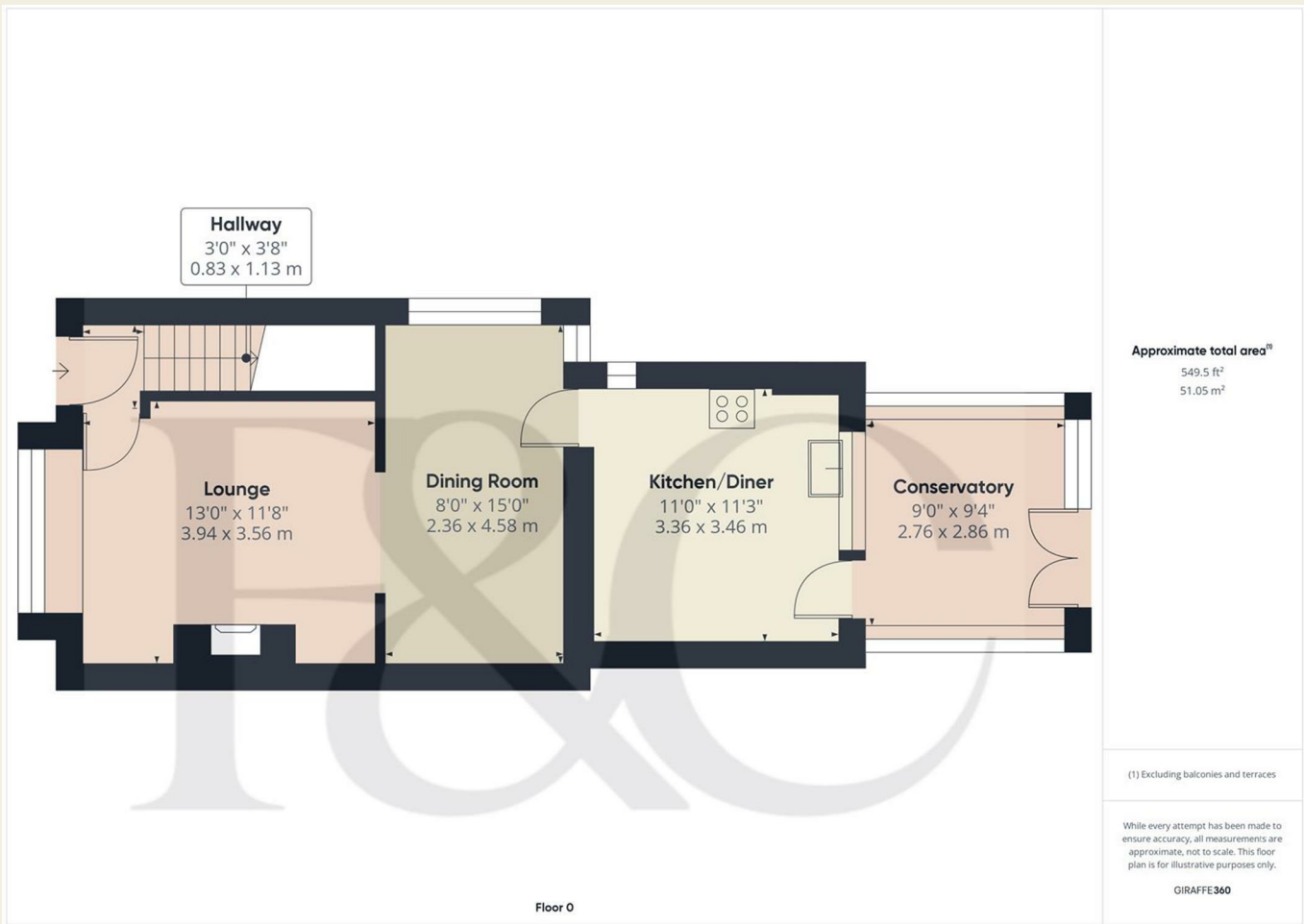


Garage Space

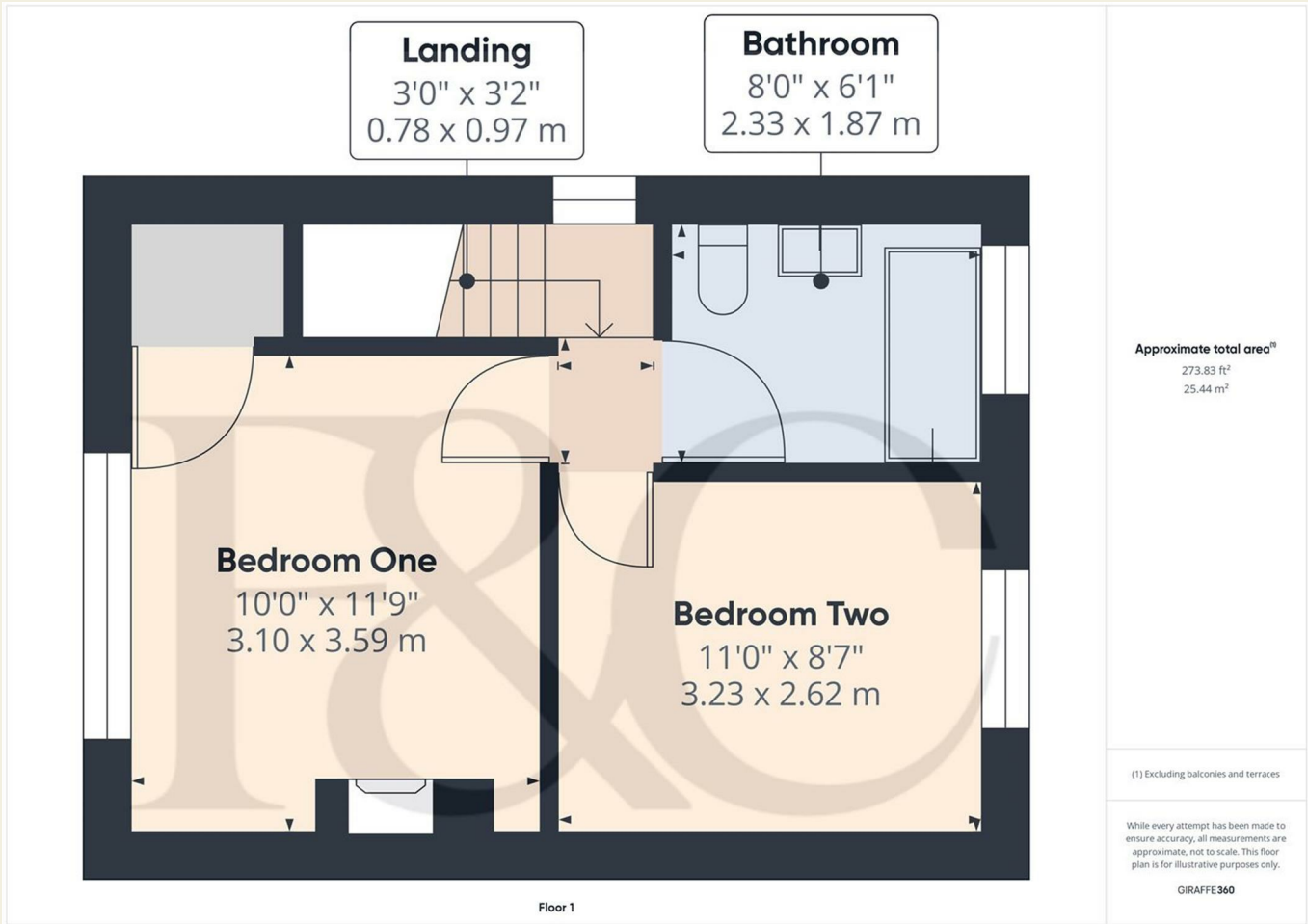
Garage space (subject to planning permission)

Council Tax Band - A

Amber Valley



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Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| | 56 | 78 |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| | | |
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