

Fletcher & Company

8 Milldale Court, Belper, DE56 1RP

Price £299,950

Freehold



- Beautifully Presented Detached House
- Envious Cul-de-sac Location
- Entrance Porch & Cloakroom/WC
- Living Room with Contemporary Fireplace
- Open Plan Modern Dining Kitchen
- Three Bedrooms
- En-Suite & Family Bathroom
- Delightful Landscaped Rear Garden with Patios
- Drive, Garage & Additional Parking to Side
- Conveniently Positioned for Easy Access to Belper Town Centre, A6 & A38





Summary

A superbly appointed detached house enjoying a cul de sac location within easy reach of Belper Town Centre and all local amenities. Conveniently positioned for A6 and A38.

Accommodation includes an entrance porch, cloakroom/wc, living room with a contemporary fireplace opening to a modern fitted dining kitchen with integrated appliances and patio doors to the garden. There are three bedrooms (Bedroom one with en suite shower room) and a bathroom.

Driveway to the front leads to a single garage and there is additional parking for two cars to the side.

Delightful, landscaped rear garden and patios with an enclosed surround and additional space to the side.

An internal inspection is strongly advised to fully appreciate.

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The Location

Belper town centre is within easy reach and has won the Great British High Street's High Street of the Year award twice. Belper has an excellent range of independent shops, supermarkets and recreational facilities. The main A6 arterial road provides a short commute to the city easy tourist attractions include Matlock Bath and Chatsworth House are both within a short commute.

There is a local train service from Belper and Duffield to Derby with a further service to London St Pancras of approximately 95 minutes. Convenient access to major trunk roads including the A38, A52 and A50 serving the M1, M42 and M6 making the area highly accessible. For those who enjoy the great outdoors the location offers delightful scenery and countryside walks.

Accommodation

Ground Floor

Entrance Porch

3'6" x 2'10" (1.09 x 0.88)

Having a door providing access to the front with double glazed leaded glass insert and a door providing access to the Living room

Living Room

16'5" x 11'4" (5.02 x 3.47)

Having a feature chimney breast housing an inset, remotely controlled, contemporary electric fire and a recess for a TV. There is a double glazed box bay window to the front, a woodgrain effect quality luxury vinyl floor running through to the dining area and a radiator. A door provides access to an inner lobby.



Dining Kitchen

20'2" x 9'3" (6.15 x 2.83)

Dining Area

Opening through from the Living Room and having a continuation of the wood grain effect luxury vinyl flooring, a contemporary modern radiator and double glazed patio doors provide access to the garden and patio. The dining area opens to the kitchen..

Kitchen Area

Comprehensively fitted with a range of modern, high gloss base cupboards, drawers and eye level units with a complimentary Quartz worksurface over incorporating a double sink unit with mixer tap over and draining area. Appliances include an electric oven, microwave/oven, warming plate drawer, an electric induction hob with extractor over and Quartz splash back, a refrigerator and freezer, dishwasher and wine cooler. There is under lighting to the units, inset spotlights to the ceiling, luxury vinyl floor carrying through from the dining and a double glazed window to the rear.



Inner Lobby

3'8" x 2'9" (1.12 x 0.86)

Having a radiator and stairs leading off to the first floor. There is a double glazed window to the side elevation.

Cloakroom/WC

5'4" x 3'1" (1.63 x 0.94)

Appointed with a two piece suite comprising a wall mounted wash handbasin with tiled splashback and a low flush WC. Central heating radiator and an extractor fan.

First Floor

Landing

Landing has access to the attic space, inset spotlighting and a built in airing cupboard.

Bedroom One

12'7" x 10'7" (3.84 x 3.25)

With a range of full height wardrobes and drawers which provide excellent hanging and storage space, a radiator and a double glazed window to the rear garden



En Suite

6'2" x 5'3" (1.89 x 1.61)

Appointed with a three piece white suite comprising a corner shower cubicle with shower over and sliding glass shower doors, a pedestal wash hand basin and a low flush WC. Having tiling to splashback areas, a wall mounted bathroom cabinet, inset spotlighting, an extractor fan and a double glazed window to the rear.



Bedroom Two

10'8" x 10'6" (3.26 x 3.22)

Having a central heating radiator and a UPVC double glazed window to the front elevation



Bedroom Three

9'4" x 7'4" (2.85 x 2.24)

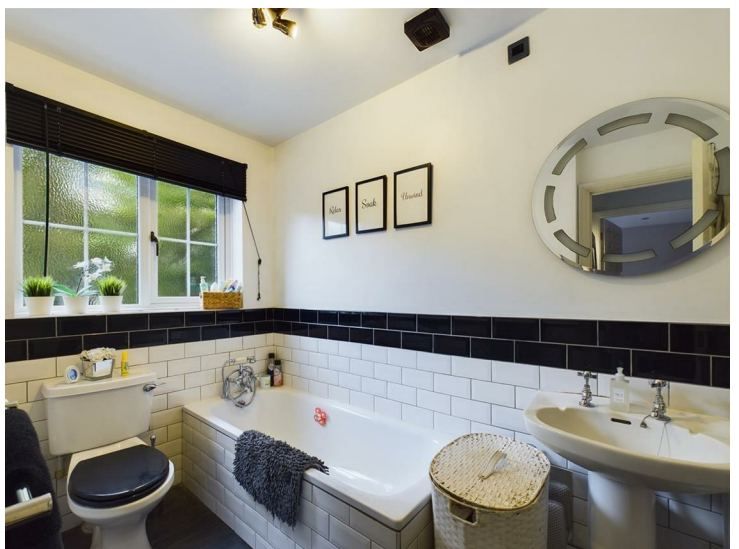
With a central heating radiator and two double glazed windows to the front elevation



Family Bathroom

9'4" x 5'2" (2.87 x 1.58)

Appointed with a three piece white suite comprising a panelled bath with handheld shower attachment over, a pedestal wash handbasin and a low flush WC. There is half Metro style tiling to the walls a woodgrain effect luxury vinyl floor, a wall mounted chrome heated towel rail, electric shaver point, extractor fan and a double glazed window to the rear.

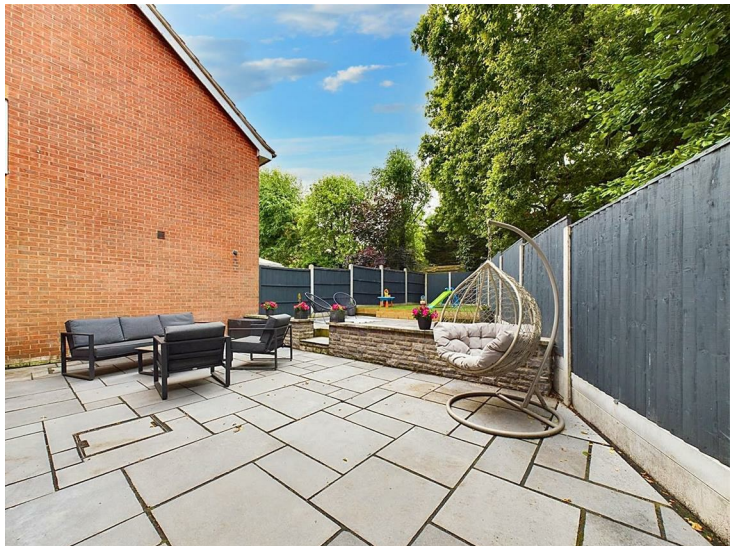


Outside

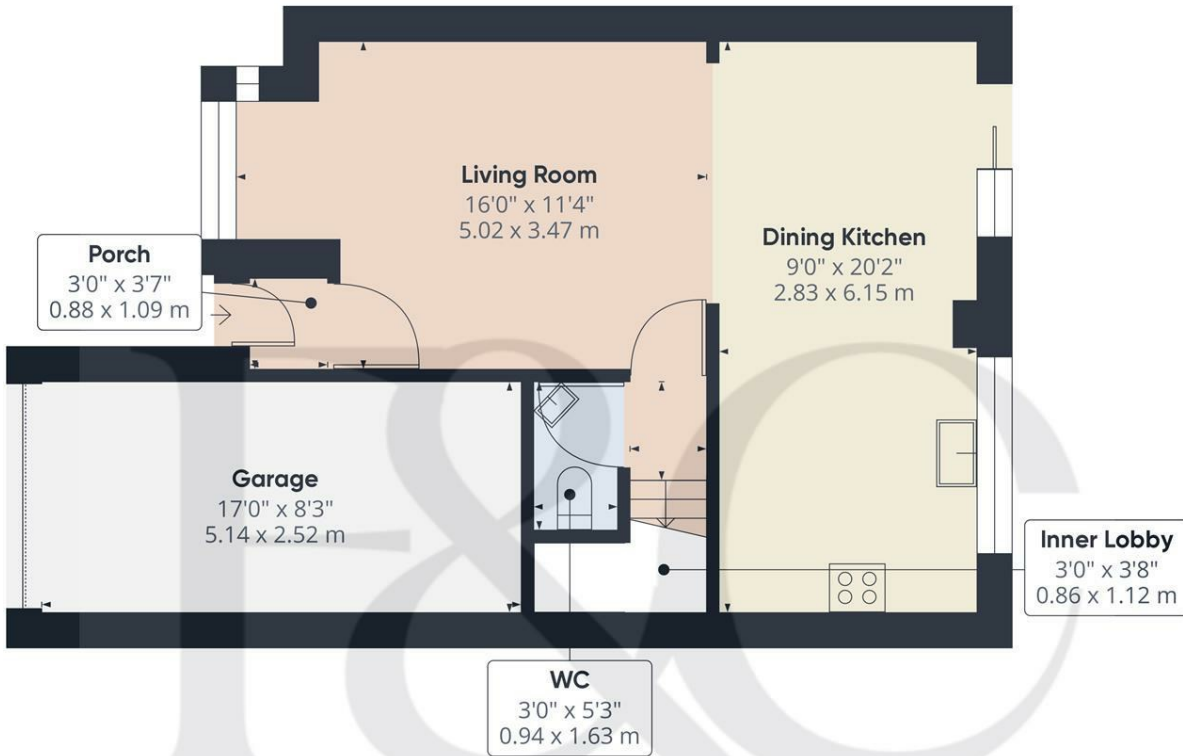
To the front of the house is a lawned garden with a driveway providing off road parking and leading to the Garage (17' x 8'3") which has an up and over door, light and power. There is a substantial further off road parking area to the side of the drive which provides parking for two cars.

A gate to the side provides access to a spacious paved area and this in turn leads to the rear, landscaped garden.

The rear garden comprises an extensive paved patio with a wall to the rear and central steps leading to a further paved patio and then a garden beyond with artificial lawn. The garden has an enclosed surround, outside light and power.



Council Tax Band C - Amber Valley



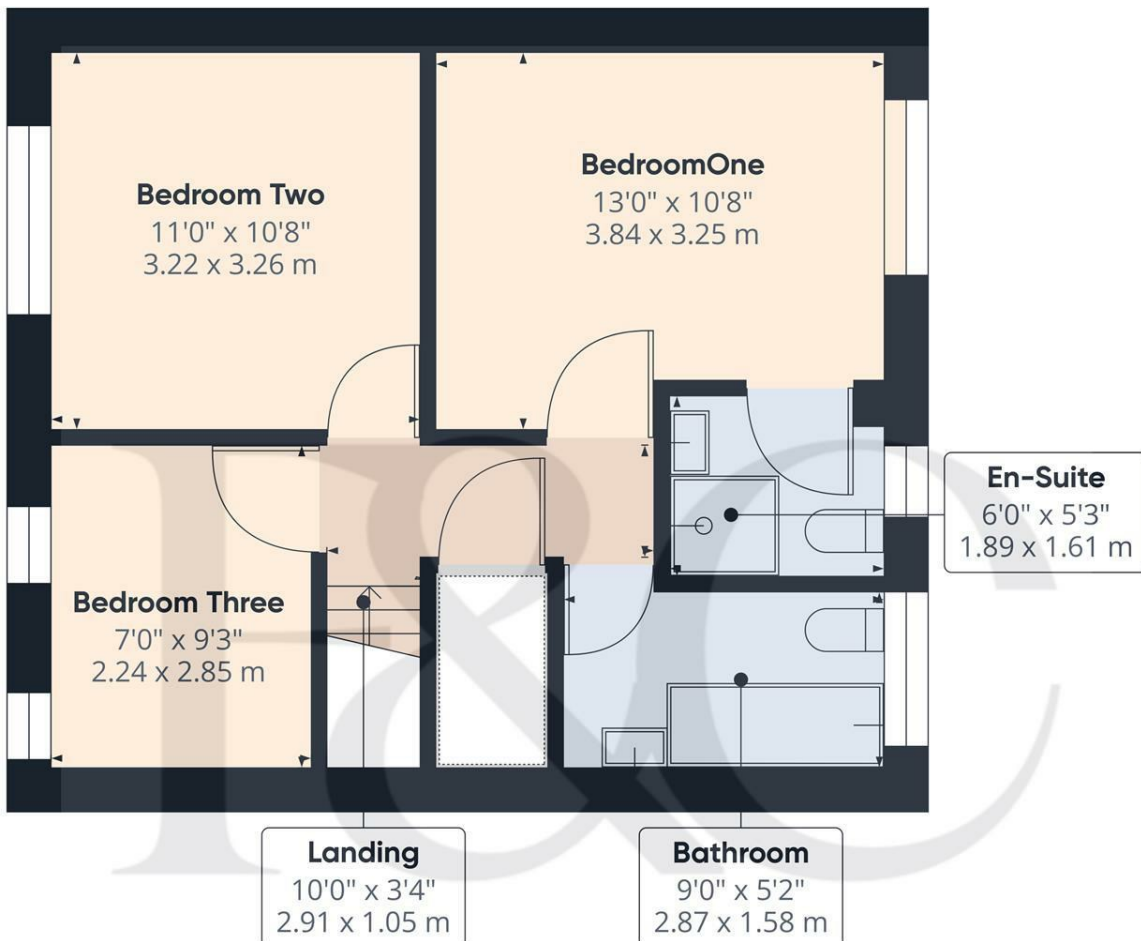
Floor 0

Approximate total area⁽¹⁾
565.54 ft²
52.54 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

Approximate total area⁽¹⁾
430.23 ft²
39.97 m²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band: C
Tenure: Freehold

