



3 Bed House - Detached

7 Astlow Drive, Belper DE56 1TT
Offers Around £310,000 Freehold

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Fletcher
& Company

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- Stylish Detached Property
- Fabulous Corner Position
- Gas Central Heating & Double Glazing
- Lounge with French Doors to Garden
- Living Fitted Kitchen/Dining Room
- Three Bedrooms
- Fitted En-Suite & Fitted Family Bathroom
- Private Enclosed Garden Laid to Lawn with Patio
- Driveway
- Detached Garage with Electric Door

HIGHLY APPEALING DETACHED HOME – A three bedroom, two bathroom detached property with private garden and brick detached garage occupying a fabulous corner position within the sought-after market town of Belper.

The well maintained gas central heated and double glazed living accommodation briefly consists on the ground floor, storm porch with double glazed entrance door leading to hallway, hallway with staircase leading to first floor with under-stairs storage cupboard, fitted cloakroom/WC, lounge with French doors leading to private garden and living fitted kitchen/dining room. The first floor landing leads to bedroom one with well appointed fitted en-suite, two further bedrooms and a fitted family bathroom with shower.

The property benefits from a generous sized private enclosed rear garden laid to lawn with sun patio/terrace.

A driveway leads to a brick detached garage with power, lighting and electric door.

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

Storm Porch

With double glazed entrance door opening into entrance hall.

Entrance Hall

5'5" x 5'2" (1.67 x 1.60)

With under-stairs storage cupboard, radiator, double glazed window, coving to ceiling and staircase leading to first floor.

Cloakroom

4'9" x 2'6" (1.47 x 0.77)

In white with low level WC, fitted washbasin with fitted base cupboard underneath, attractive fully tiled walls, coving to ceiling, heated towel rail/radiator, spotlights to ceiling, double glazed obscure window and internal oak veneer door with chrome fittings.



Lounge

15'1" x 10'9" (4.60 x 3.28)

With feature display TV alcove with illuminating side panelling wall, radiator, spotlights to ceiling, double glazed French doors opening onto sun patio and private rear garden and internal oak veneer door with chrome fittings.



Living Kitchen/Dining Room

17'7" x 8'8" (5.36 x 2.65)



Dining Area

With tiled flooring, coving to ceiling, double glazed window, oak veneer door with chrome fittings and open space leading into kitchen area.



Kitchen Area

With one and a half porcelain sink unit with chrome period style mixer tap, wall and base fitted units with solid wood worktops, Range cooker with extractor hood over, integrated dishwasher, space for fridge/freezer, plumbing for automatic washing machine, matching tiled flooring, coving to ceiling, spotlights to ceiling, double glazed window with fitted blind overlooking private rear garden and double glazed side access door.



First Floor

Landing

With access to roof space, coving to ceiling and built-in laundry cupboard.

Laundry Cupboard

Housing the Logic combination boiler with shelving providing storage, space for tumble dryer and oak veneer door with chrome fittings.

Bedroom One

11'8" x 9'1" (3.56 x 2.77)

With spotlights to ceiling, radiator, double glazed window with fitted blind and internal oak veneer door with chrome fittings.



En-Suite

5'7" x 5'4" (1.71 x 1.64)

With separate shower cubicle with chrome shower, fitted washbasin with chrome fittings, low level WC, attractive fully tiled walls with matching tiled flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, wall mounted mirrored medicine cabinet, double glazed obscure window and internal oak veneer door.



Bedroom Two

10'1" x 7'6" (3.08 x 2.31)

With radiator, coving to ceiling, wardrobe recess, built-in cupboard with double opening doors, double glazed window to front with fitted blind and internal oak veneer door with chrome fittings.



Bedroom Three

7'8" x 7'7" (2.35 x 2.33)

With radiator, coving to ceiling, three-quarter panelled feature wall, spotlights to ceiling, coving to ceiling, radiator, double glazed window to rear and internal oak veneer door with chrome fittings.



Family Bathroom

6'4" x 5'6" (1.95 x 1.69)

In white with bath with mixer tap, additional hand shower attachment and rainfall shower head above with shower screen door, fitted washbasin with fitted base cupboard underneath, low level WC, heated towel rail/radiator, fully tiled walls with matching tiled flooring, spotlights to ceiling, extractor fan, double glazed obscure window and internal oak veneer door with chrome fittings.



Front Garden

The property is set back from the pavement edge behind a low maintenance gravelled fore-garden leading to a recessed storm porch and double glazed entrance door.



Rear Garden

To the rear of the property is a generous sized private enclosed rear garden laid to lawn with large paved patio/terrace area providing a pleasant sitting out and entertaining space complemented by brick retaining wall with trellising. Access all around the property with secure gates.



Driveway

A driveway provides car standing space and leads to a brick detached garage.

Brick Detached Garage

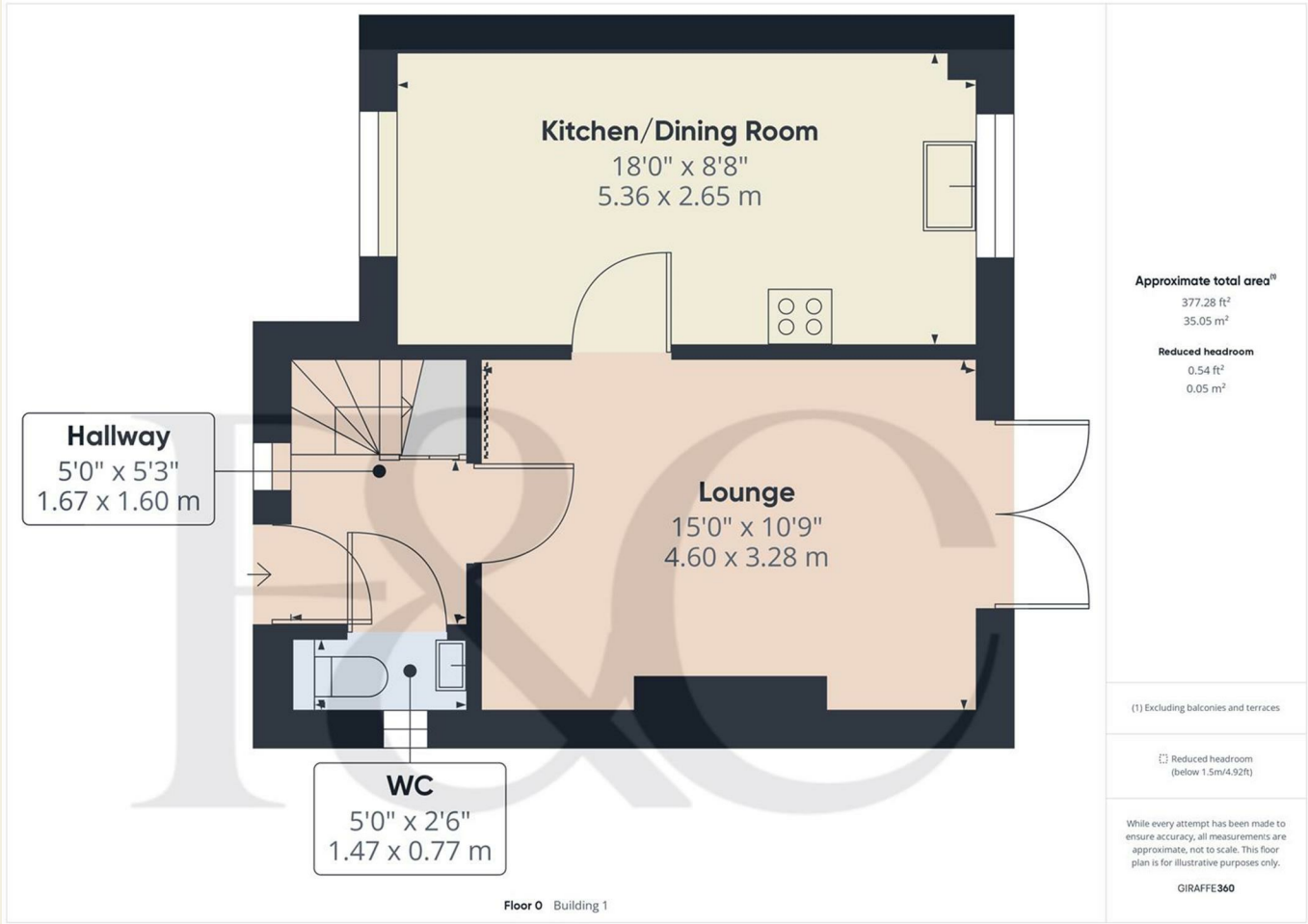
16'7" x 8'4" (5.07 x 2.55)

With power, lighting, side personnel door and electric front door.

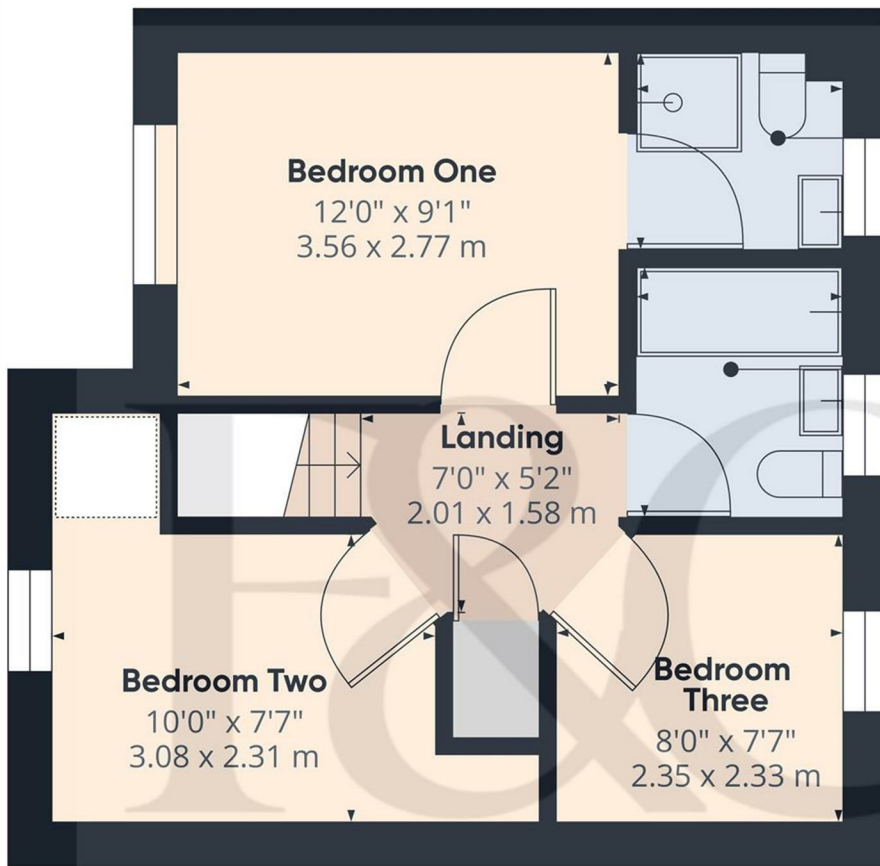


Council Tax Band - C

Amber Valley



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Floor 1 Building 1

En-Suite
6'0" x 5'4"
1.71 x 1.64 m

Bathroom
6'0" x 6'4"
1.69 x 1.95 m

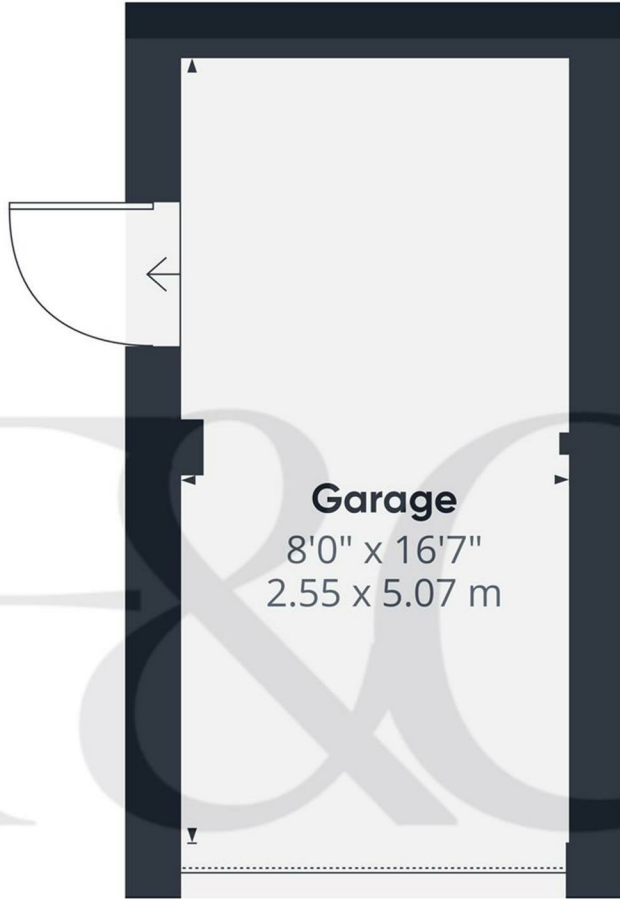
Approximate total area⁽¹⁾
352.3 ft²
32.73 m²

(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 0 Building 2

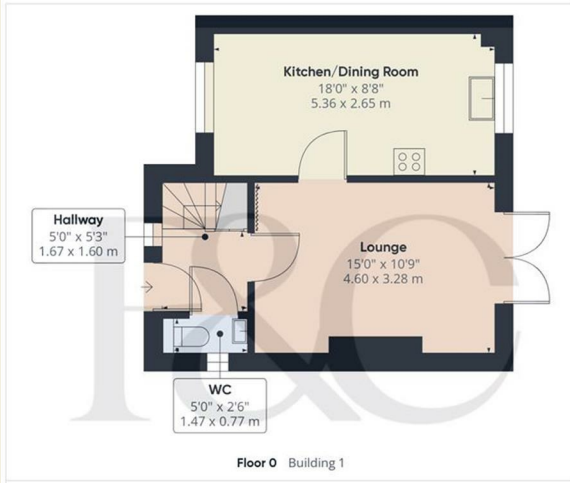
Approximate total area⁽¹⁾
138.75 ft²
12.89 m²

(1) Excluding balconies and terraces

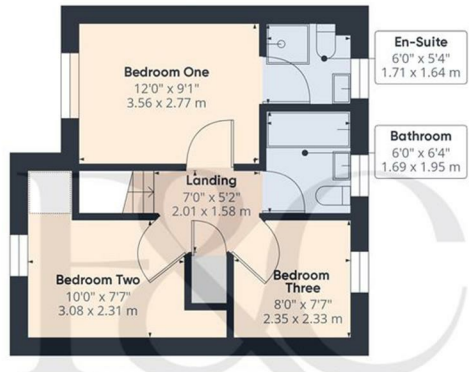
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
 868.32 ft²
 80.67 m²

Reduced headroom
 0.54 ft²
 0.05 m²

(1) Excluding balconies and terraces

⌊ Reduced headroom (below 1.5m/4.92ft)

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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>		
	70	85
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>		
England & Wales	EU Directive 2002/91/EC	

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