



2 Bed House - Detached

9 Peak Close, Belper DE56 1AL
Offers Around £175,000 Freehold



**Fletcher
& Company**

www.fletcherandcompany.co.uk

- First Floor Two Bedroom Detached Apartment
- Popular Cul-de-Sac Location
- Private Owned Entrance To Apartment
- Living Lounge/Dining/Kitchen
- Two Double Bedrooms & Bathroom
- Outside Store
- Car Parking For Two Vehicles
- Close To Belper Town - Excellent Amenities - Bus/Train Service
- Spacious Light and Airy Accommodation
- Pleasant Far Reaching Views

A detached two bedroom apartment which benefits greatly from spacious light and airy accommodation with two car parking spaces.

Located at the front of the apartment is a private driveway which provides parking for two cars. There is also a canopy porch and a useful store with a cold water tap. Located away from the apartment is a communal garden area which can be used the owners.

The apartment has its owned private door and offers gas central heating and double glazed accommodation. Roof space - accessed via a loft ladder with boards providing storage and light.

The Location

The property is close to the centre of Belper, which provides an excellent range of amenities including supermarkets, shops, education at all levels, Railway Station, public houses, restaurants and recreational facilities. Within the noted World Heritage Site. The village of Duffield is some three miles to the south and the City of Derby is eight miles to the south. The famous market town of Ashbourne, known as the gateway to Dovedale and the Peak District National Park, lies approximately ten miles to the west. For those who enjoy the outdoor pursuits the nearby Derbyshire countryside provides some delightful scenery and walks along the banks of the River Derwent.

Accommodation

Ground Floor

Storm Porch

With entrance door with inset window and leaded finish opening into private entrance hall.

Private Entrance Hall

6'9" x 3'4" (2.08 x 1.03)

With inset doormat, radiator and staircase leading to first floor.

First Floor

13'5" x 7'4" (4.09 x 2.25)

With attractive balustrade, radiator, access to roof space, built-in cupboard housing the Worcester boiler and useful built-in double storage cupboard with double opening panelled doors and chrome fittings.



Living Lounge/Dining/Kitchen

19'3" x 15'11" (5.89 x 4.87)



Lounge Area

With radiator, double glazed window with internal plantation shutter blinds and open space leading into dining and kitchen area.



Dining Area

With radiator, three double glazed windows all having internal plantation shutter blinds with pleasant far-reaching views and open space leading into lounge and dining area.



Kitchen Area

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, built-in four ring gas hob with extractor hood over, built-in electric fan assisted oven, plumbing for automatic washing machine, tiled splash-back, radiator and open space leading into lounge and dining area.



Double Bedroom One

12'11" x 10'0" (3.96 x 3.05)

With fitted double wardrobe with sliding mirrored doors, radiator, two double glazed windows with pleasant far-reaching views and internal panelled door.



Double Bedroom Two

10'0" x 8'11" (3.07 x 2.74)

With radiator, two double glazed windows and internal panelled door with chrome fittings.



Bathroom

7'5" x 5'7" (2.28 x 1.71)

With bath with chrome fittings including chrome shower over with shower screen door, pedestal wash handbasin with chrome fittings, low level WC, tiled splash-backs, tiled flooring, extractor fan, mirror, radiator, double glazed obscure window with fitted blind and internal panelled door with chrome fittings.



Roof Space

Accessed via a loft ladder with boards providing storage and light.



Driveway

This particular property benefits from a driveway for two cars.

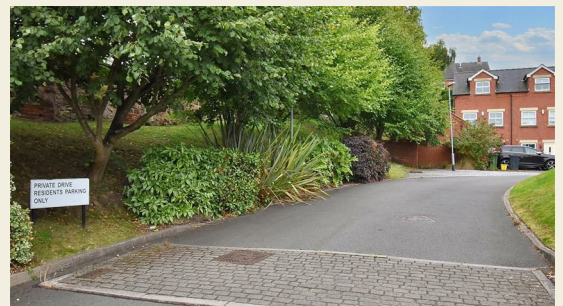
Outside Store

The property has a useful outside store with double opening doors providing storage space and space for cycle bikes.



Maintenance Charge

We have been advised by the current owner that there is an annual maintenance charge of approximately £180. This charge covers the maintenance and upkeep of all of the communal gardens and areas. The property itself is built on four garages that are owned by the Coach House and rented to the neighbours for a peppercorn rent of approximately £36 per year. There is no electricity supply to the garages and they cannot be used for business purposes.

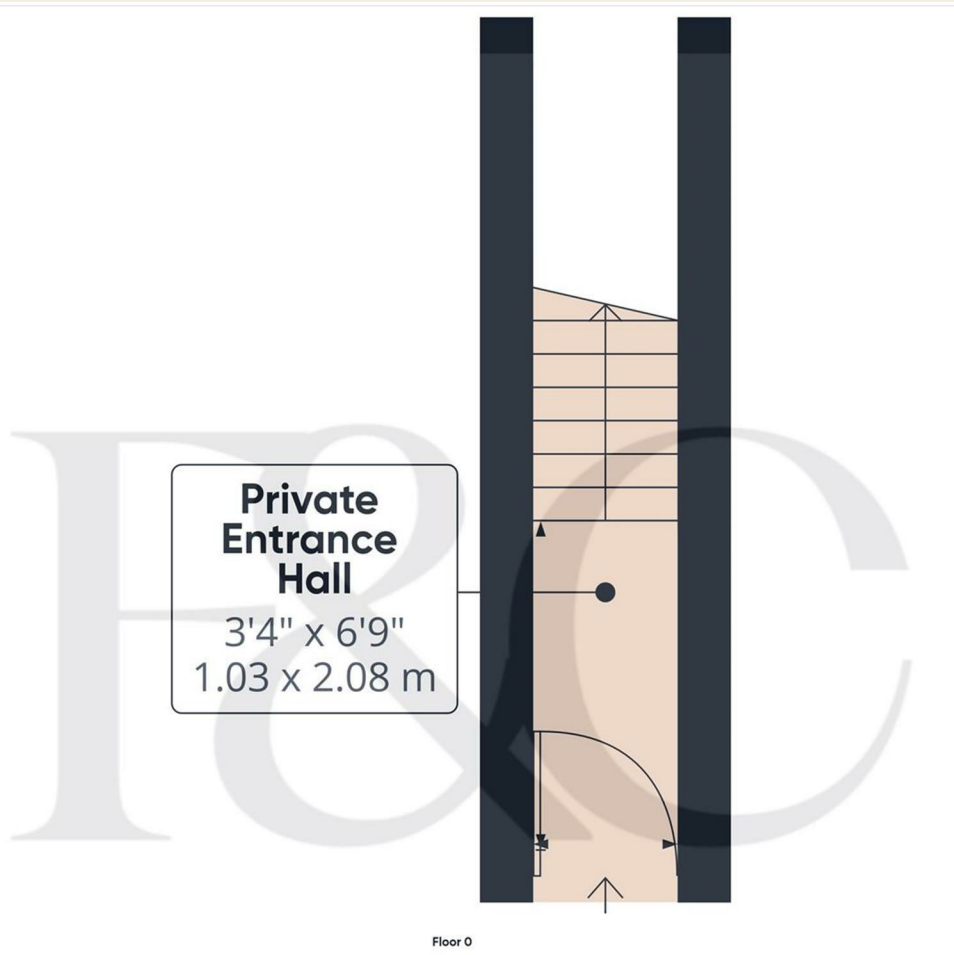


Council Tax - A

Amber Valley

Directions

From Belper, proceed along Chapel Street turning left at the Morrisons roundabout onto New Road. Continue along this road, through the traffic lights and past the Market Place onto High Street, turning left at the cross-roads (immediately before The Grapes public house) onto Penn Street. Continue along Penn Street and Peak Close is a turning on the right hand side. No.9 will be found on the left hand side.



**Private
Entrance
Hall**
3'4" x 6'9"
1.03 x 2.08 m

Approximate total area⁽¹⁾
54.57 ft²
5.07 m²

(1) Excluding balconies and terraces

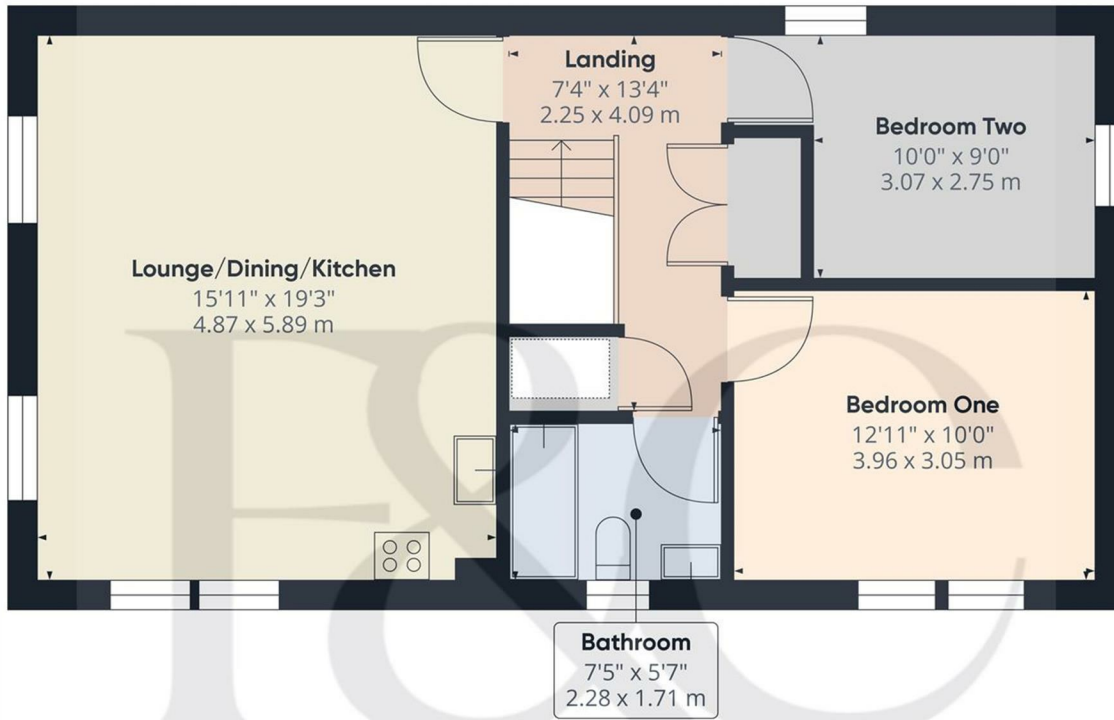
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 0

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Approximate total area⁽¹⁾
655.85 ft²
60.93 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.
Calculations are based on RICS IPMS 3C standard.

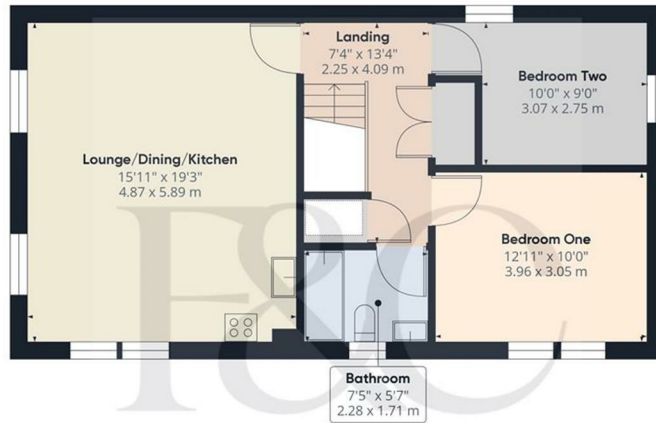
GIRAFFE360

Floor 1

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Floor 0



Floor 1

Approximate total area¹⁾
710.42 ft²
66 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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	

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.