

Fletcher & Company

9 Culworth Close, Belper, DE56 0EW

Offers Around £185,000

Freehold



- A Superbly Presented Modern End Townhouse
- Entrance Hall And Modern Fitted Kitchen
- Lounge/Dining Room With Patio Doors To The Garden
- Two Bedrooms (Both With Wardrobes)
- Bathroom With Three Piece Suite
- Rear Enclosed South Westerly Facing garden
- Driveway For 2/3 Cars
- Single Garage
- Convenient For Belper Town Centre, A38 and A6
- No Chain/Vacant Possession





Summary

IDEAL FIRST TIME BUYER/INVESTOR - A superbly presented modern Townhouse with garage located on a popular cul-de-sac and offered with no chain/vacant possession.

Accommodation comprises entrance hall, a modern fitted kitchen and a lounge/dining room with patio doors providing views of and access to the rear garden. To the first floor are two well proportioned bedrooms and a bathroom. The house benefits from UPVC double glazing and gas central heating.

A driveway provides off road parking for 2/3 cars and leads to a Single Garage.

Gardens extend to the front, side and rear. The rear garden has an enclosed, fenced surround, is low maintenance and enjoys a south westerly facing aspect.

Located conveniently for easy access to Belper Town Centre and all amenities. Within easy reach of the A38, M1, A6, The Peak District and Belper Train Station which has easy link to London St Pancras as well as other major cities.

F&C

On The Ground Floor

Entrance Hall

8'4" x 3'6" (2.56 x 1.08)

Having a UPVC double glazed entrance door, a low level cupboard providing excellent storage space with a wood grain effect worksurface, over a wall mounted combination boiler (serving domestic water and central heating system) and a Dado rail. There is a central heating radiator and a wood grain effect laminate floor.

Kitchen

8'6" x 8'0" (2.60 x 2.44)

Comprehensively fitted with a modern white range of base cupboards, drawers and eyelevel units with a complimentary roll top worksurface over incorporating a stainless steel sink/ drainer unit with mixer tap. Integrated appliances include an electric oven, a gas hob and an extractor fan with light. There is a tall larder unit, space for a refrigerator, plumbing and space for an automatic washing machine and tiling to all splashback areas. Having a feature patterned vinyl floor and a UPVC double glazed window to the front.



Lounge/Dining Room

15'2" x 11'9" (4.64 x 3.60)

With a feature fireplace and granite hearth, a dado rail, central heating radiator and double glazed patio doors provide access to and views of the rear garden. Stairs lead off to the first floor.



On The First Floor

Landing

3'1" x 3'1" (0.94 x 0.94)

With access to the attic space.

Bedroom One

12'3" x 8'3" (3.75 x 2.54)

With a built-in double wardrobe with sliding mirrored doors which provides excellent hanging and storage space. There is a woodgrain effect laminate floor, a central heating radiator and a UPVC double glazed window overlooking the rear garden and views beyond.



Bedroom Two

11'7" x 5'6" (3.55 x 1.70)

With a central heating radiator and a UPVC double glazed window to the side elevation. Included in the sale is a triple wardrobe with drawers and excellent hanging /storage space.



Bathroom

8'8" x 5'11" (2.66 x 1.82)

Appointed with a three-piece white suite comprising a panelled bath with mains fed shower over and glass shower screen, a pedestal wash handbasin and a low flush WC. There is complimentary tiling to all the splashback areas, a wall mounted heated chrome heated towel rail, wall mounted mirror, extractor fan and a UPVC double glazed window. There's a built-in cupboard which provides excellent storage space.

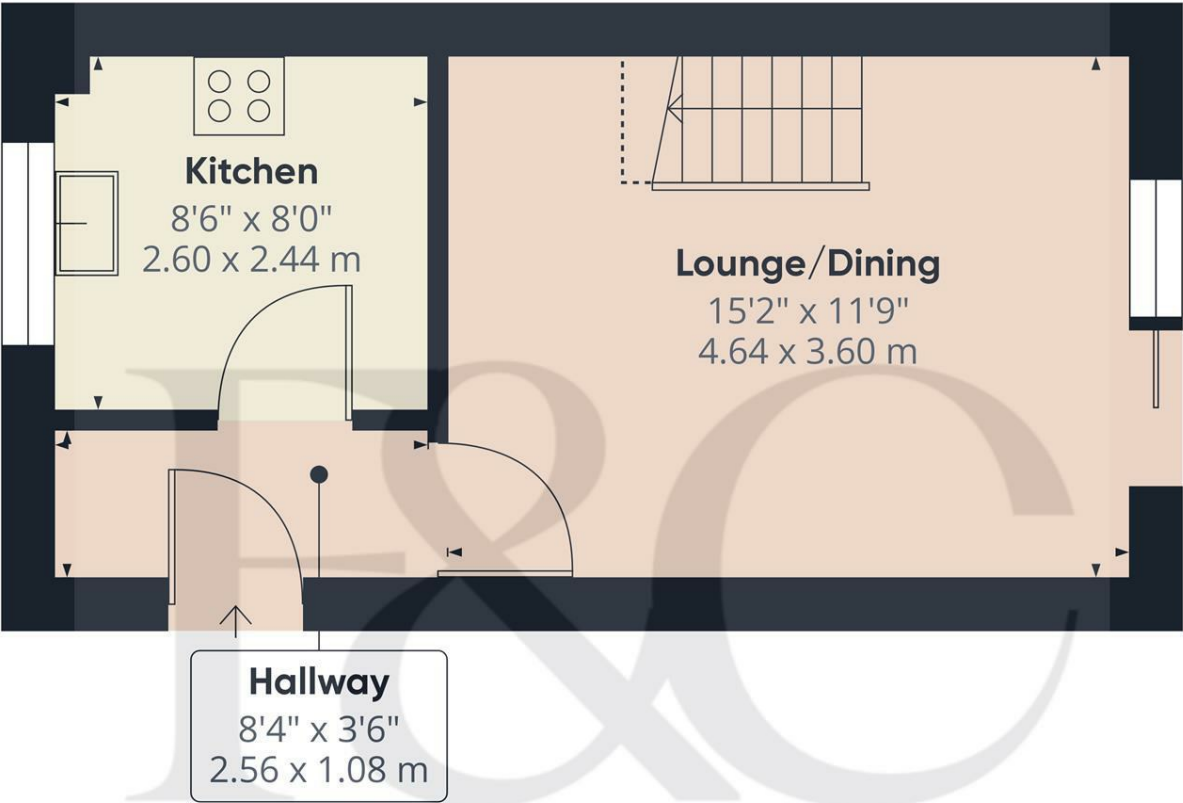


Outside

Outside to the front and side of the property are lawned gardens with pathways providing access to the front and side of the house. A driveway runs to the side of the house and provides off road parking for 2-3 cars and leads to a Single Garage with up and over door. A gate provides access to a low maintenance rear garden which is paved, has a fully fenced surround and enjoys a south westerly facing aspect.



Council Tax Band A



Floor 0

Approximate total area⁽¹⁾

282.87 ft²
26.28 m²

Reduced headroom

15.42 ft²
1.43 m²

(1) Excluding balconies and terraces

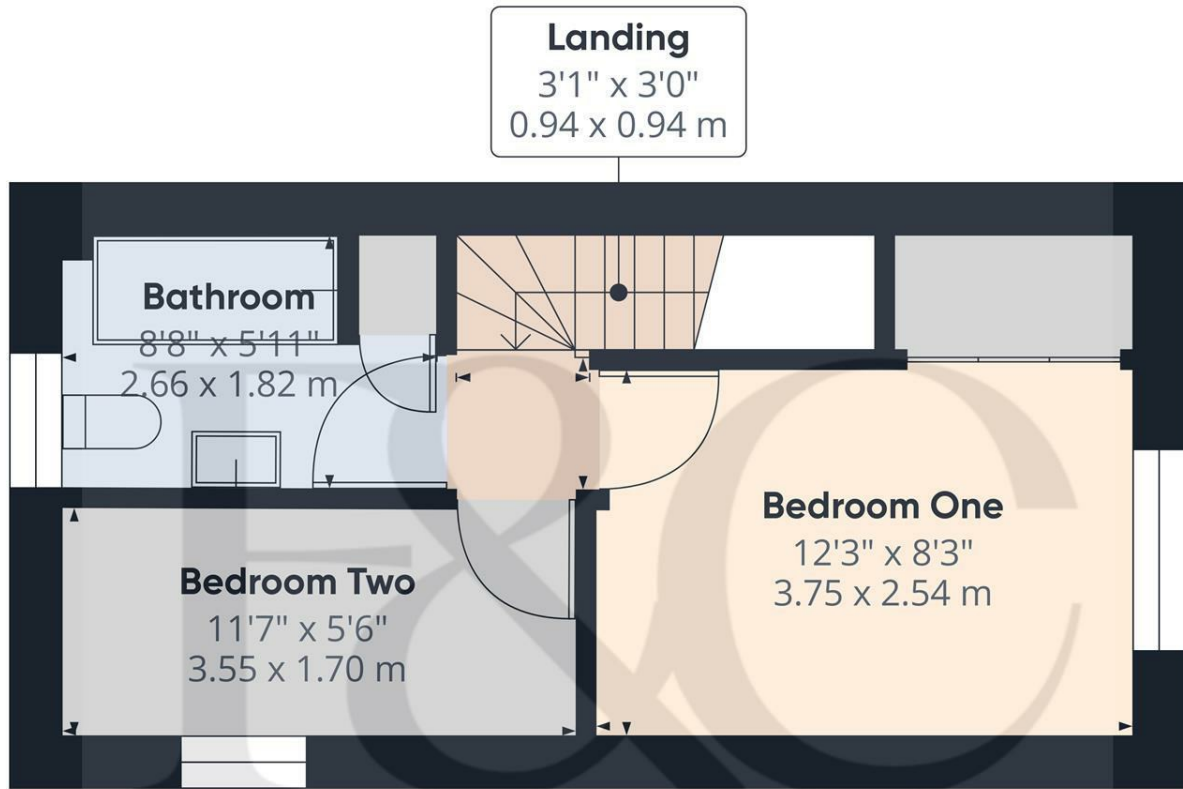
Reduced headroom

Below 5 ft/1.5 m

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.

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Floor 1

Approximate total area⁽¹⁾

240.79 ft²
22.37 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	74	
(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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9 Culworth Close
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Council Tax Band: A
Tenure: Freehold

