



---

2 Bed House - Semi-Detached

44 Applewood Close  
Belper  
DE56 1TH

£850 Per Calendar Month

---

Fletcher  
& Company



44 Applewood Close  
Belper  
DE56 1TH



- Semi Detached House - New Front Door & Windows Fitted
- Available Immediately
- Entrance Hall And Kitchen
- Lounge/Dining Room
- Two Double Bedrooms
- Bathroom
- Parking To The Front
- Enclosed Rear Garden
- Convenient for Local Amenities And Belper Town Centre
- Good Storage

AVAILABLE IMMEDIATELY - A semi detached house located on a cul-de-sac close to local amenities and within easy reach of Belper Town Centre. The house is also well positioned for convenient access to the A38, A6, M1 and The Peak District.

Accommodation includes an entrance hall, kitchen with space for washing machine and fridge freezer (available by negotiation), lounge/dining Room, two double bedrooms and a bathroom. To the front there is a driveway providing off road parking and to the rear is a delightful enclosed garden and patio.

Available Immediately and on a long term basis.  
\*\*\*BRAND NEW WINDOWS AND DOORS HAVE BEEN FITTED AT THIS PROPERTY\*\*\*





## On The Ground Floor

### Entrance Hall

11'11" x 5'7" (3.65 x 1.71)

Having a door providing access to the front, a woodgrain effect laminate floor, central heating radiator and stairs lead off to the first floor. An under stairs cupboard provides excellent storage space.

### Kitchen

11'9" x 5'7" (3.59 x 1.71)

Appointed with a range of base cupboards, drawers and eye level units with a complementary rolltop worksurface over incorporating a stainless steel sink/drain unit with mixer tap. Having complimentary Metro style tiling to the splashback areas, plumbing for an automatic washing machine, space for a refrigerator and washing machine/ dryer. A tiled floor, a radiator and a window to the front.



### Lounge/Dining Room

12'7" x 11'7" (3.84 x 3.54)

With a woodgrain effect floor which continues through from the hallway. There was a feature fireplace with marble effect hearth and surround incorporating a living flame gas fire. Central heating radiator and UPVC double glazed patio doors provide access to, and views of the rear garden and patio.

## On The First Floor

### Landing

5'9" x 4'5" (1.76 x 1.36)

### Bedroom One

11'8" x 9'3" (3.56 x 2.83)

With a central heating radiator and a double glazed window.



### Bedroom Two

8'10" x 8'5" (2.71 x 2.58)

Having an over stairs cupboard, a radiator and a double glazed window.

### Bathroom

6'2" x 4'11" (1.90 x 1.52)

Appointed with a three piece suite comprising a panelled bath with shower over, a low flush WC and a pedestal wash hand basin. There is tiling to the splashback areas, tile effect flooring, a radiator and a double glazed window to the side aspect.

### Outside

To the front of the house is a driveway providing off road parking. A path to the side leads to the rear enclosed garden and a gate provides access. The rear garden has a paved patio with lawned garden beyond. A wooden shed provides storage space.

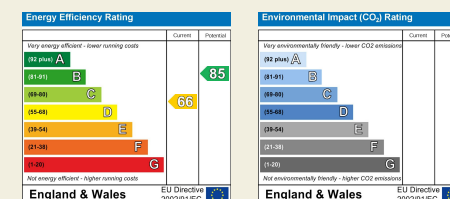
### Council Tax Band A



Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

T: 01332 843390

E: duffield@fletcherandcompany.co.uk  
www.fletcherandcompany.co.uk



**Fletcher & Company**

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.