

Fletcher & Company

68 Millers Way, Milford, Belper, DE56 0RZ

Offers Around £259,950

Freehold



- A Spacious Townhouse
- Sought After Riverside Development
- Lounge
- Fitted Dining Kitchen & Utility Area
- Three Bedrooms
- En Suite & Family Bathroom
- Enclosed Garden
- Driveway & Single Garage
- Easy Reach Of Belper, Duffield, Matlock & A6
- Viewing Essential





Summary

A modern townhouse with garage located on a quiet and secluded pedestrian walkway forming part of a sought after riverside development. Within walking distance of the River Derwent and picturesque countryside walks, yet within the desirable Village of Milford and a World Heritage Site. Easy reach of Belper Town Centre and all local amenities and conveniently positioned for access to the A6, Duffield, Derby and The Peak District. Railway stations in Belper and Duffield provide train access to London St Pancras.

Accommodation comprises Entrance hall, Utility area (formerly a cloakroom/Wc), a Lounge with box bay window to the front, a fitted Dining kitchen with French doors to the garden, three bedrooms, an En Suite to the main bedroom and a bathroom.

The house benefits from gas central heating and double glazing.

Having delightful gardens to the front and rear.

In addition there is a single garage and parking space.

An internal inspection is highly recommended.

F&C

Entrance Hall

6'2" x 4'3" (1.89 x 1.32)

Having a woodgrain effect floor central heating radiator and a door providing access to the front. Stairs lead off to the first floor

Lounge

13'8" x 12'4" (4.18 x 3.76)

Having a woodgrain effect floor, a central heating radiator and a double glazed box bay window to the front.



Dining Kitchen

15'3" x 12'0" (4.66 x 3.66)

Comprehensively fitted with a range of base cupboards, drawers and eye level units with a complementary work surface over incorporating sink drainer unit with mixer tap. Integrated appliances including an electric oven, gas hob and an extractor fan. There is a dishwasher, space for a washing machine and space for a fridge/freezer. Having inset spotlighting to the ceiling, a tiled floor, central heating radiator and a double glazed window to the rear. Double glazed French doors provide access to and views of the garden and patio.



Utility Area (Former Cloakroom/WC)

6'3" x 2'9" (1.91 x 0.86)

Having a tiled floor and wall mounted wash handbasin. Please note this was originally a cloakroom/WC and could be reinstated.

On The First Floor

Landing

10'3" x 3'7" (3.14 x 1.10)

With a built in airing cupboard and access is provided to the attic space.

Bedroom One

12'4" x 8'8" (3.77 x 2.66)

Having double glazed box bay window and a central heating radiator.



En-Suite

8'1" x 3'10" (2.47 x 1.19)

Having been refitted by the current owner with a modern white suite comprising wash hand basin in vanity unit with cupboards under, low-level WC, and double shower cubicle with rain and handheld shower attachments and feature panelled splashback. There is a light, extractor and a heated chrome towel rail.



Bedroom Two

9'4" x 8'8" (2.85 x 2.66)

Having a double glazed window and central heating radiator.



Bedroom Three

9'2" x 6'5" (2.80 x 1.96)

Having a double glazed window and central heating radiator.



Bathroom

6'3" x 5'6" (1.93 x 1.70)

Having a modern white suite comprising a low flush WC, panelled bath with electric shower over and a pedestal wash hand basin. There is tiling to the walls, a central heating radiator, extractor and a double glazed window.



Outside

To the front of the property is a fore garden which has slate chippings for low maintenance

The rear garden has an enclosed surround with a paved patio, lawned garden, flower and shrub borders, and rear gate providing pedestrian access to the garage and parking area.



Garage

17'7" x12'6" (5.36m x3.81m)

Situated within an adjacent courtyard to the rear of the property and having an up-and-over door, light, power and a parking space to the front.

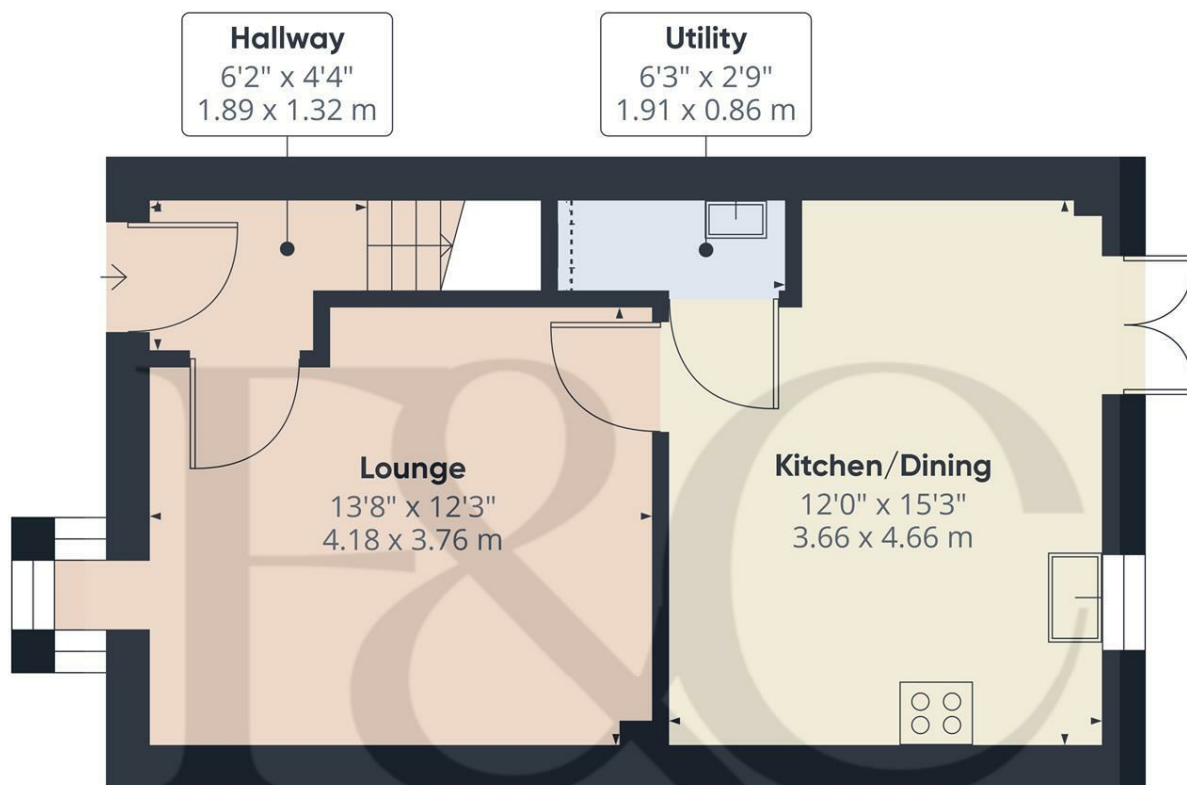
Additional Information

Tenure - We understand the property is freehold

We understand that the garage is leasehold, held under Land Registry Title DY418842, on a 999-year lease from 1st January 2006.

We understand there is a Management Fee to pay for upkeep of communal areas. We are awaiting confirmation as to what this amount is from the vendor. You will be encouraged to have this clarified by your solicitor upon purchase.

Council Tax Band C



Floor 0

Approximate total area⁽¹⁾

403.22 ft²
37.46 m²

Reduced headroom

9.69 ft²
0.08 m²

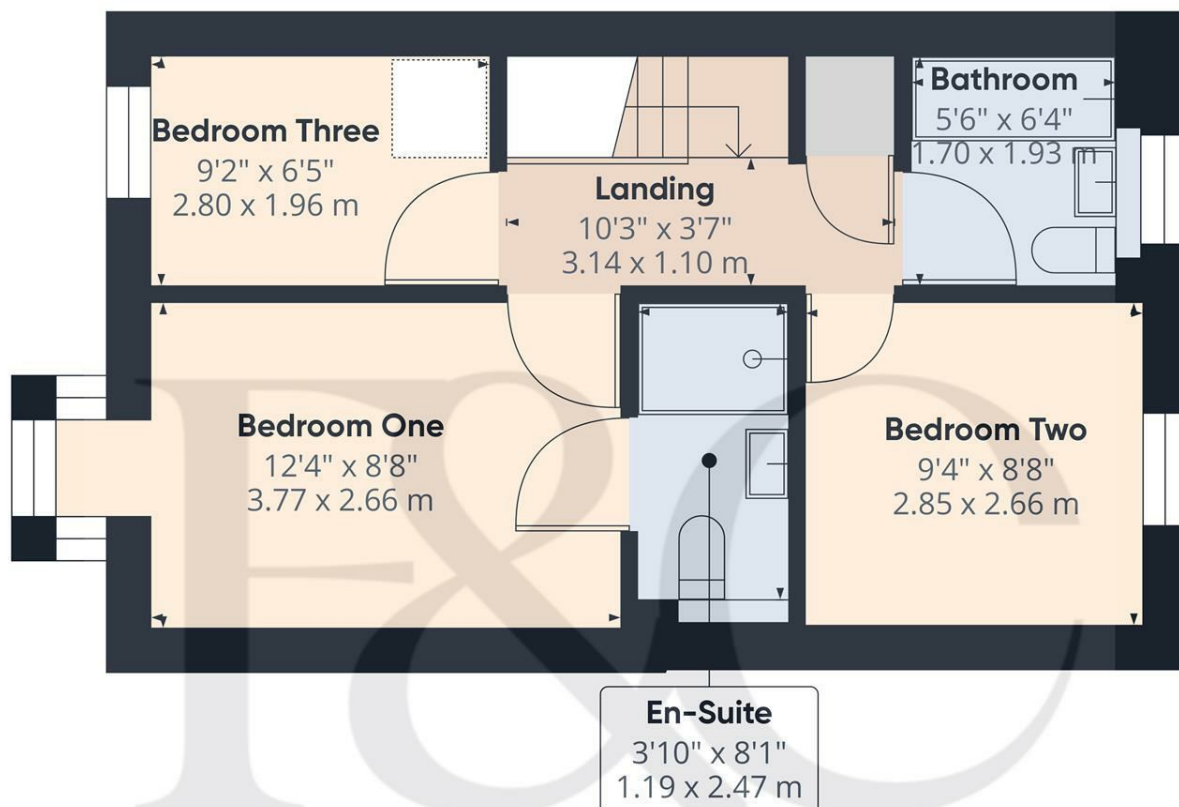
(1) Excluding balconies and terraces

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⁾

362.53 ft²
33.68 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		88
(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	