



4 Bed House

19 Fullers Close
Milford
Belper
DE56 0SA

£1,400 Per Calendar Month

Fletcher
& Company

19 Fullers Close Belper DE56 0SA



- Extended - A Modern Townhouse With Accommodation Over Three Floors • Highly Desirable Riverside Development • Entrance Hall & Lounge • Fitted Dining Kitchen & Utility Area • Three/Four Bedrooms & Three Bathrooms (Study/Bedroom 4) • Bedroom One with Luxury En Suite • Family Bathroom • Enclosed Garden & Additional Side Garden/Play Area • Allocated Parking For Two Vehicles. • Easy Access To Belper, A6, A38 And Derby

AVAILABLE IMMEDIATELY WITH A HUGE GARDEN - A modern three/four bedroom, three bathroom end townhouse offering spacious and flexible living accommodation over three floors.

Located on a highly 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, 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.

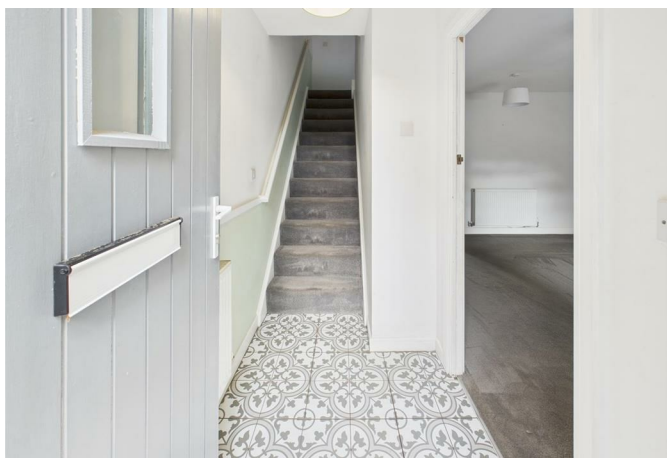
Accommodation comprises Entrance hall, Utility area/ Cloakroom (formerly a cloakroom/Wc), a Lounge with box bay window to the front and a fitted Dining kitchen with French doors to the garden. To the first floor are two double bedrooms (Bedroom two with an Ensuite), a Study/Bedroom 4 and family bathroom. To the second floor is a luxurious bedroom one and en-suite with a four piece suite.

The house benefits from gas central heating and double glazing.

Having delightful gardens to the front and rear. In addition, the house boasts an extra, substantial garden which runs to the side and is currently used as a children's play area and allotment.

In addition there is allocated parking for two vehicles, there is also on-street parking available.

An internal inspection is highly recommended to fully appreciate this well presented and deceptively spacious house.





Ground Floor

Entrance Hall

6'2" x 4'2" (1.90 x 1.28)

Having a door providing access to the front, a feature tiled floor, a central heating radiator and stairs lead off to the first floor.

Lounge

13'8" x 12'1" (4.18 x 3.70)

Having a double glazed box bay window to the front and two central heating radiators.

Dining Kitchen

15'3" x 12'2" (4.67 x 3.73)

Comprehensively fitted with a range of hand painted base cupboards and drawers with a complimentary oak worksurface over incorporating a twin Belfast sink with mixer tap. Appliances include a duel fuel range cooker with a five ring gas hob and electric ovens and grill, an extractor with light over and feature tiled splashback, a dishwasher, refrigerator and freezer. There is an Island unit with Oak worktop, Oak open shelving, a tiled floor and inset spotlighting. In addition, there is a fitted seating area with useful cupboards and drawers beneath, a central heating radiator, UPVC double glazed window to the rear and double glazed French doors provide access to the rear garden and patio.

Cloakroom/ Utility Area(Former WC)

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

Having plumbing for automatic washing machine and providing storage space.

First Floor

Landing

10'3" x 3'2" (3.14 x 0.99)

Having a central heating radiator and a built-in airing cupboard providing excellent storage space

Bedroom Two

12'7" x 8'8" (3.84 x 2.66)

With a double glazed box bay window to the front and a central heating radiator.

En Suite

7'9" x 3'8" (2.38 x 1.14)

Appointed with a three piece modern suite comprising a double walk-in shower cubicle with glass screen and mains fed shower over, a vanity wash handbasin with useful drawers beneath and a low flush WC. There is a wall mounted heated towel rail, splashback boarding to the walls, a tiled floor, inset spotlighting and an extractor fan.

Bedroom Three

9'6" x 8'11" (2.92 x 2.73)

With a central heating radiator and a double glazed window to the rear elevation.

Bathroom

Appointed with a modern white three-piece suite comprising a panelled bath with mains fed shower, central mixer tap and glass shower screen, a wall mounted wash hand basin and a low flush WC with complementary Metro style tiling to all splashback areas. Having a luxury vinyl floor, a wall mounted chrome heated towel rail, extractor fan and a double glazed window.

Office/Study

9'3" x 6'4" (2.84 x 1.95)

Having a central heating radiator, a built-in desk, wooden shelving and a double glazed window. Stairs lead off to the second floor.

Second Floor

Bedroom One

13'8" x 13'1" (4.17 x 4.00)

Appointed with a range of fitted wardrobes which provide excellent hanging and storage space. There is an additional over stairs cupboard, bedside lighting with panelling behind, an open bookcase and UPVC double glazed window to the rear.

En Suite

12'2" x 6'1" (3.71 x 1.86)

Appointed with a modern four piece white suite comprising a freestanding bath with mixer taps, a vanity wash hand basin with useful cupboards beneath a shower/wet area with mains fed shower over and a low flush WC. Feature tiled floor which extends into the shower area, tiling to splashback areas, inset spotlighting and two double glazed Velux style windows. There is an open shelving area and a heated towel rail/radiator. Having a wall mounted mirror.

Outside

To the front of the property is a low maintenance garden with a variety of well established shrubs and flowering plants. A path leads to the front door and there is outside lighting. A path and gate to the side of the house leads to the side and rear gardens. The side garden is a real rarity on the development and steps lead down to the enclosed addition. There is a timber shed.

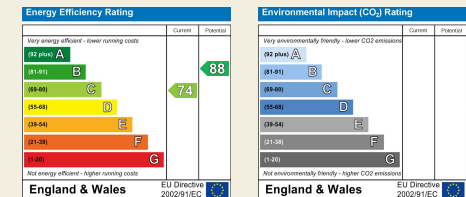
The path to the side continues to the rear garden which has an enclosed surround and comprises a block paved patio which extends to a gravelled garden. There is outside lighting, a wooden shed providing excellent storage space and double timber gates leading to two allocated parking spaces to the rear of the house. Additional parking is provided by opening the gates and parking on the gravelled area, if necessary.

Council Tax Band C

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.