



Leighton Way
Belper



Property Description

A beautifully presented property ready to move straight into located just a short walk from Belper town centre. This three-storey property has versatile accommodation briefly comprising of an entrance hallway, ground floor cloak room/storage cupboard, WC, fourth bedroom / reception room and utility room. The garage can also be accessed from the hallway. On the first floor is a light and spacious open plan lounge, dining, and kitchen space, featuring Juliet balconies having far reaching views of the Belper countryside. To the second floor are three bedrooms, family bathroom and en-suite to the master bedroom. Outside the property benefits from a driveway and secure rear garden. Viewings are recommended on this property offered with no upward chain.

Entrance Hallway

Composite door to the front elevation, carpeted flooring, two wall-mounted radiators, downstairs W/C and convenient cloak room/storage cupboard.

Downstairs W/C

Carpeted flooring, radiator, extractor fan, W/C, hand-wash basin with tiled splash back.

Utility Room

6' 6" x 6' 10" (1.98m x 2.08m)
Recently refurbished utility space vinyl flooring, radiator, composite door with stainless steel sink mixer tap and drainer. Plumbing for a washing machine, space for a tumble dryer, tiled splash back, wallmounted cabinets and boiler.

Garage

17' 8" x 8' 10" (5.38m x 2.69m)
Ground floor access integrated single garage.

Kitchen/Dining

15' 7" x 13' 7" (4.75m x 4.14m)

Open plan kitchen/dining space with Karndean vinyl flooring, tiled splash back, fitted wall and base units. Fitted appliances include electric oven, four ring gas hob with extractor hood and stainless steel sink with mixer tap. Double glazed window to the front elevation and Double glazed opening Juliet balcony doors, split with open lounge space.

Lounge

Irregular Shaped Room 15' 7" x 15' 4" (4.75m x 4.67m)

L shaped space open plan living space with dining and kitchen. Carpeted flooring with Floor to ceiling double glazed windows and Juliet balcony door offering ample lighting.

Landing

Access to three bedrooms with carpeted flooring and family bathroom

Master Bedroom

11' 11" x 12' 2" (3.63m x 3.71m)

Carpeted flooring, radiator, double glazed window to the rear elevation and En-suite.

En-Suite

Mains fed shower cubicle and W/C with Vinyl flooring, tiled splashback, wall-mounted cabinet, hand-wash basin, with mirror and shelf.

Bedroom 2

7' 7" x 9' 5" (2.31m x 2.87m)

Ground floor bedroom carpeted floor with radiator and double-glazed window to the rear elevation.

Bedroom 3

9' 6" x 8' 3" (2.90m x 2.51m)

Third floor bedroom with carpeted flooring and double-glazed window to

the front elevation.

Bedroom 4/Study

8' 3" x 11' 9" (2.51m x 3.58m)

Third floor bedroom with carpeted flooring and double-glazed window to the front elevation.

Family Bathroom

Vinyl flooring with tiled splashback, extractor fan, panel bath with grab rail and shower attachment.

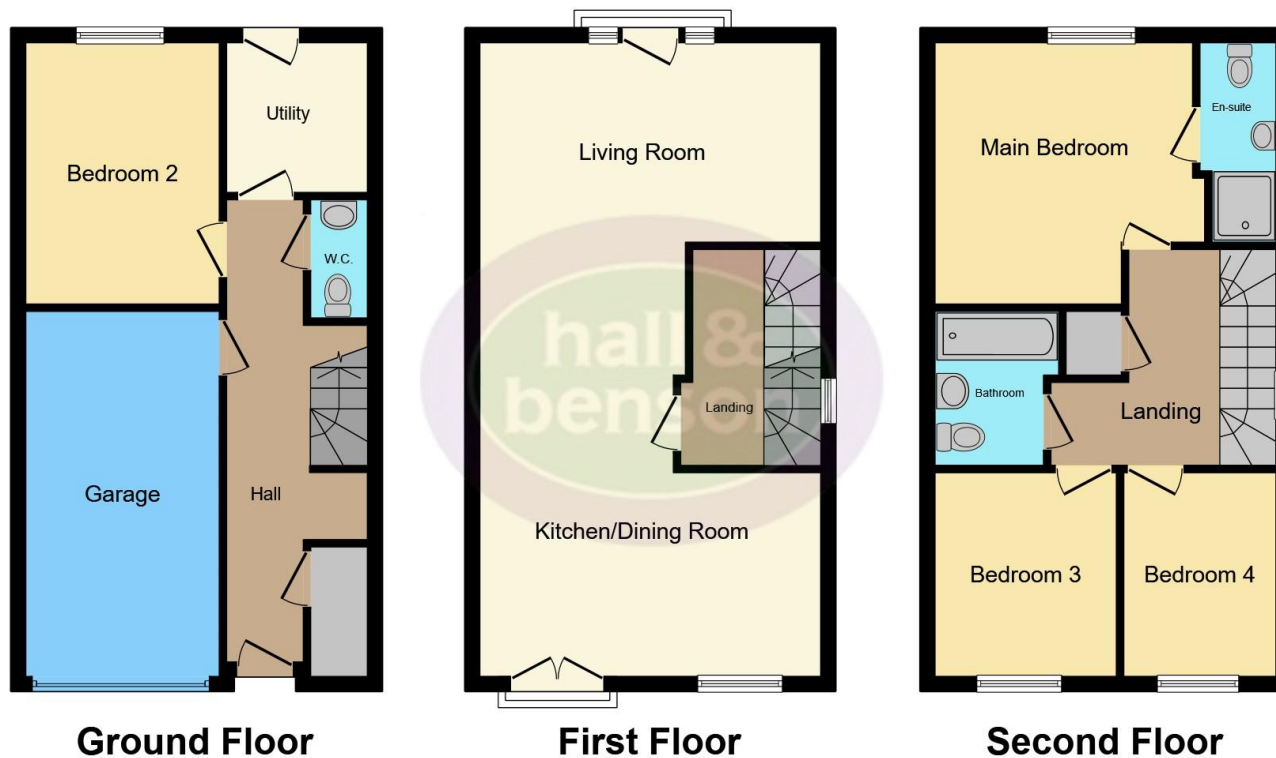
Outside

To the front of the property is off-road parking for one car, pathway to the front door and manageable garden area with shrubs.

Garden

To the rear of the property is enclosed garden featuring a mix of patio/gravel with washing line and maintainable shrubbery area.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold



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