

for sale

£270,000



Rowan Court Belper DE56 1SJ

VIEWING IS ESSENTIAL on this stunning three bedroom property with **** HOME OFFICE ** GARAGE ** EN-SUITE **** beautiful interior and perfect location. Call to view.



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Entrance Hallway

Composite entrance door to the front elevation, Amtico flooring throughout the ground floor, stairs to the first floor landing, radiator and doors to;

Wc

Fitted with a low level WC. pedestal hand wash basin, radiator and extractor fan.

Kitchen

15' 1" x 8' 2" (4.60m x 2.49m)

Beautiful bespoke fitted solid wood kitchen with oak surfaces, Belfast sink with mixer tap and tiled splashbacks. Appliances include a fitted oven, gas hob and extractor fan, integrated fridge

freezer, integral dishwasher and washing machine. Wall mounted combi boiler, UPVC double glazed window to the front elevation, radiator and space for dining.

Lounge

14' 11" x 11' 10" (4.55m x 3.61m)

Lounge to the rear with two sets of UPVC double glazed french doors to the rear garden, Amtico flooring throughout, radiator and under stairs storage cupboard.

First Floor Landing

With carpet flooring, radiator, storage cupboard and doors leading to;

Bedroom One



11' 9" x 10' 8" Into Wardrobes (3.58m x 3.25m Into Wardrobes)
Master bedroom with built in solid wood wardrobes, two UPVC double glazed windows to the rear, carpet flooring, loft hatch and doors to;

En-Suite

Fitted with a pedestal hand wash basin, low level WC and shower unit. Tiled splash backs, heated towel rail, extractor fan and heated towel rail.

Bedroom Two

10' 2" x 7' 10" (3.10m x 2.39m)
UPVC double glazed window to the front elevation, laminate flooring and radiator.

Bedroom Three

9' 2" x 6' 8" (2.79m x 2.03m)
UPVC double glazed window to the front elevation, carpet flooring and radiator.

Family Bathroom

Fitted with a panelled bath with tiled splash backs, pedestal hand wash basin and a low level WC. UPVC double glazed opaque window to the side elevation and radiator.

Parking And Gardens

Situated on a corner plot the property benefits from gardens to the front, side and rear. The rear garden has been beautifully landscaped with patio areas, low maintenance slate garden with mature flower beds and borders including a stunning mature Olive tree. The garden is enclosed with a feature brick wall boundary and hedge boundary with secure coded gated access from the side.

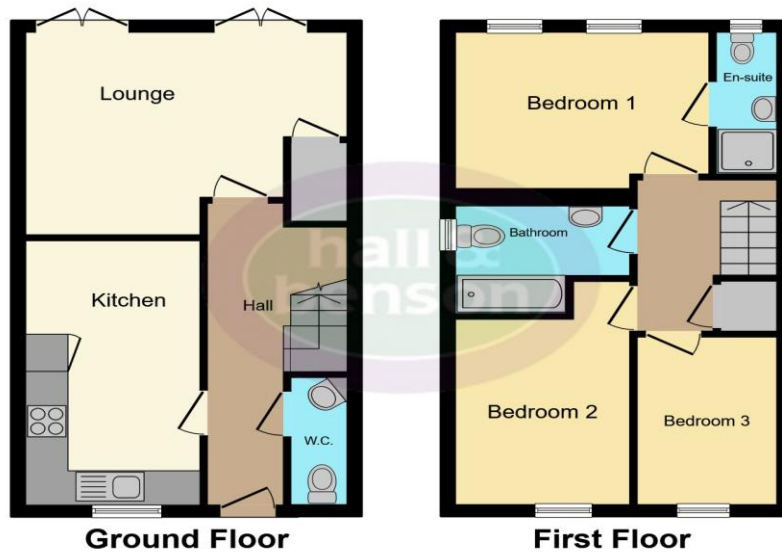
Outdoor Office

9' 11" x 5' (3.02m x 1.52m)
Solid Oak framed outdoor office, fully insulated and having power and light points. Double glazed window and French doors to the front. Perfect for Home office, currently used as a beauty room.

Garage

18' x 9' 2" (5.49m x 2.79m)
Single garage with up and over door to front, power and light.





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

To view this property please contact Hall & Benson on

T 01773 824232
E belper@hallandbenson.co.uk

2a King Street
 BELPER DE56 1PS

Property Ref: BPR102064 - 0004

Tenure: Freehold

EPC Rating: C

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