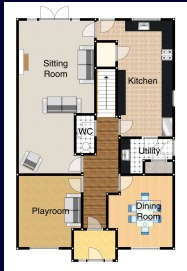


*Everington
& Ruddle*



11 Belper Road, West Hallam

£625,000

A spacious six double bedroom detached family home with three large reception rooms, two en-suite bathrooms and a private south facing rear garden. To the rear is a superb detached brick built double garage, which includes a spacious workshop facility and a block paved driveway in front. This would be an excellent hobby space for car restoration or indeed as a games room or extra space from which to run a small business.

- Large brick built garage/workshop
- Two en-suite bathrooms
- Three large reception rooms
- Log burning stove
- Superbly presented

Bedrooms: 6 | Bathrooms: 4 | Receptions: 3



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Porch - 2.26m x 1.6m (7'5" x 5'3") Laminate front door leading an enclosed entrance porch with coat hanging space and a door leading to a large central hallway with engineered oak flooring.

Playroom - 3.91m x 3.48m (12'10" x 11'5") UPVC double glazed window to the front, central heating radiator and TV point.

Dining Room - 3.89m x 3.48m (12'9" x 11'5") UPVC double glazed windows to the side and front, engineered oak flooring and a central heating radiator.

Sitting Room - 8.36m x 4.09m (27'5" x 13'5") A spacious room with two central heating radiators, a modern log burning stoves and UPVC double glazed French double doors to the garden.



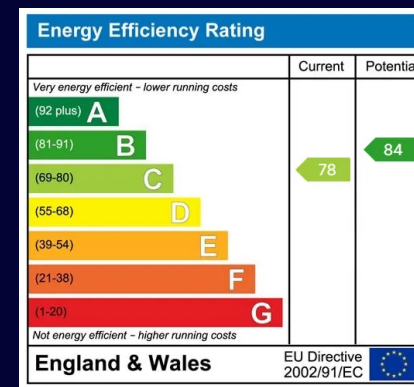
Kitchen - 6.3m x 2.97m (20'8" x 9'9") Stylish fitted kitchen including a range of high gloss base and eye level units with wood effect laminate worksurfaces and integrated appliances to includes a dishwasher, a four ring induction hob, a counter level fan assisted double oven and an integrated microwave. There is also space for a tall fridge freezer, UPVC double glazed windows to the side and rear and a UPVC double glazed back door to the garden. To the rear is access to the utility room, there is a large under stair storage cupboard, a spacious breakfast bar and a door leading to the sitting room. The superb quality engineered oak flooring extends through to the utility room and has a quality feel under foot complemented by electric under floor heating.

Utility Room - 2.79m x 1.91m (9'2" x 6'3") Access to the boiler cupboard, a UPVC double glazed window to the side and fitted units including a sink unit and space for a washing machine and tumble dryer

Cloakroom WC - 2.06m x 0.94m (6'9" x 3'1") WC and wash hand basin.

Bedroom 1 - 4.09m x 3.91m (13'5" x 12'10") UPVC double glazed window to the front, a central heating radiator, a door leading to the walk in wardrobe and access to the en-suite shower room.

Walk in Wardrobe - 2.57m x 1.35m (8'5" x 4'5")



Bedroom 2 - 4.09m x 3.05m (13'5" x 10'0") UPVC double glazed window to the rear, a central heating radiator and access to the en-suite shower room.

En-suite - 2.57m x 1.45m (8'5" x 4'9") Three piece suite including a spacious shower stall with glass screen, a pedestal wash basin and WC. There is also a UPVC double glazed window to the side and a chrome heated towel rail.

Bedroom 3 - 4.09m x 3.89m (13'5" x 12'9") UPVC double glazed window to the front and a central heating radiator.

Bedroom 4 - 4.14m x 3.02m (13'7" x 9'11") UPVC double glazed window to the rear and a central heating radiator.

Family Bathroom - 3.02m x 2.57m (9'11" x 8'5") Four piece family bathroom including a large free standing peddle shaped bath, a separate shower stall, twin sinks and a close coupled WC. There is also a UPVC double glazed window to the side and a contemporary vertical.

Bedroom 5 (2nd Floor) - 5.16m x 3.02m (16'11" x 9'11") UPVC double glazed window to the front, a central heating radiator and a range of fitted storage cupboards.

Bedroom 6 (2nd floor) - 5.87m x 2.9m (19'3" x 9'6") UPVC double glazed window to the front and a central heating radiator.



Bathroom (2nd floor) - 2.16m x 2.67m (7'1" x 8'9")

Three piece bathroom including a panel bath with shower over and holding glass screen, a sink unit with cupboards under, a central heating radiator and WC.

Garage / Workshop - 7m x 5.7m (22'11" x 18'8")

With power and lighting, a personnel door to the front and two garage doors to the front. There is also a water supply and a UPVC double glazed window to the side.

