



Ashford Rise
Belper





Property Description

Burchell Edwards are pleased to bring to the market this well-presented four bedroom detached family home in a sought-after location with enclosed rear garden, driveway and a converted garage. The property benefits from UPVC double glazing, gas fired central heating system and accommodation briefly comprises to the ground floor; Entrance hallway, cloakroom/ W.C, re-fitted kitchen, spacious lounge/ diner and a ground floor bedroom. To the first floor are three well-proportioned bedrooms with an en suite and fitted wardrobes to the master bedroom and family bathroom. Outside, to the front of the property is a block-paved driveway offering ample off-road parking and pathway leading down the side. The rear garden is fully enclosed and laid mainly to astro-turfed lawn with a paved patio area, decking area and timber shed. Call Burchell Edwards today to arrange your viewing!

Entrance Hallway

Accessed via UPVC double glazed door to the front elevation with tiled flooring, understairs store cupboard and door leading to:-

Cloakroom/ W.C

Having low level W.C and pedestal wash hand basin with chrome mixer tap over, chrome heated towel rail and UPVC double glazed obscured window to the side elevation.

Lounge

20' 4" x 11' 11" (6.20m x 3.63m)
Having integrated light and sound system, panelling to the walls, wooden flooring, understairs store cupboard, UPVC double glazed window and door to the rear elevation and central heating radiator.

Kitchen

8' 9" x 7' 11" (2.67m x 2.41m)
Fitted with a range of matching wall and base units with solid oak work surfaces over, sink and drainer unit, tiled splashbacks, integrated dishwasher, washer/dryer, electric fan assisted oven with five burner gas hob and stainless steel extractor hood over and UPVC

double glazed window to the front elevation.

Bedroom Four

14' 6" x 9' (4.42m x 2.74m)
Having UPVC double glazed window to the front elevation, central heating radiator and panelling to walls.

First Floor Landing

Having UPVC double glazed window to the side elevation and airing cupboard.

Bedroom One

10' 5" x 7' 5" (3.17m x 2.26m)
Having UPVC double glazed window to the rear elevation, central heating radiator, built-in wardrobes, laminate flooring and door leading to en suite.

En Suite

Having a three piece suite comprising of shower cubicle with chrome mains shower head over, vanity wash hand basin with chrome mixer tap over and low level W.C, UPVC double glazed opaque window to the front elevation, chrome heated towel rail and spot lights to the ceiling.

Bedroom Two

9' 6" x 6' 4" (2.90m x 1.93m)
Having UPVC double glazed window to the front elevation, central heating radiator and built-in wardrobes.

Bedroom Three

9' 7" x 8' 4" (2.92m x 2.54m)
Having UPVC double glazed window to the rear elevation, central heating radiator, panelling to the walls, loft access and spot lights to the ceiling.

Bathroom

Having a three piece suite comprising of panelled bath with shower head over,

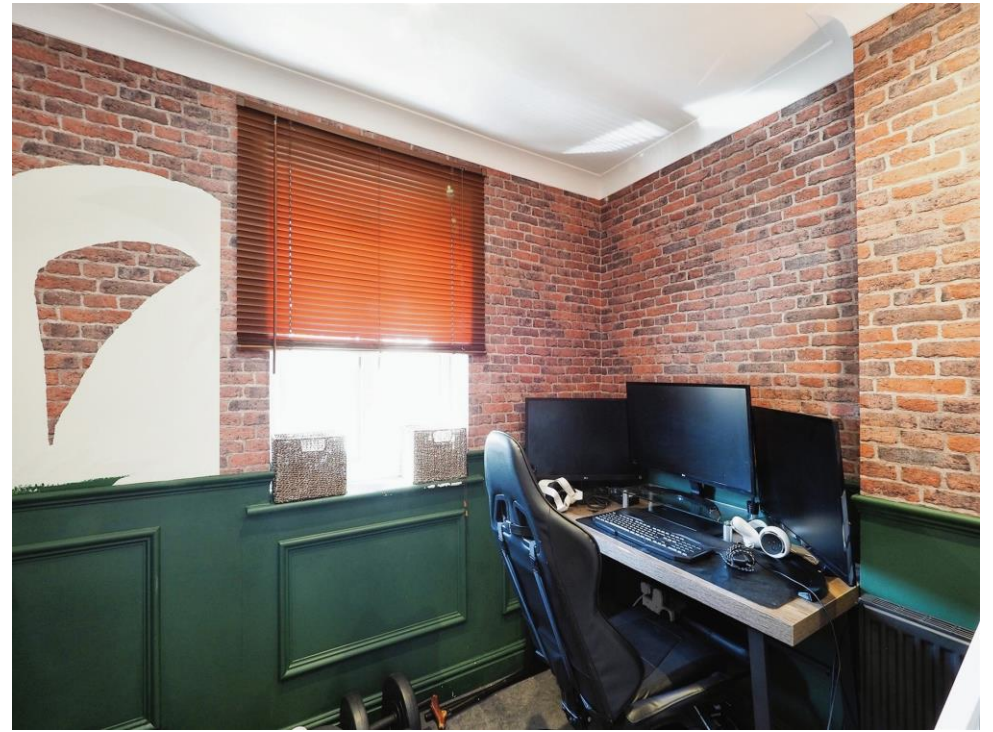
pedestal wash hand basin with chrome mixer tap over and low level W.C, central heating radiator and UPVC double glazed obscured window to the side elevation.

Outside

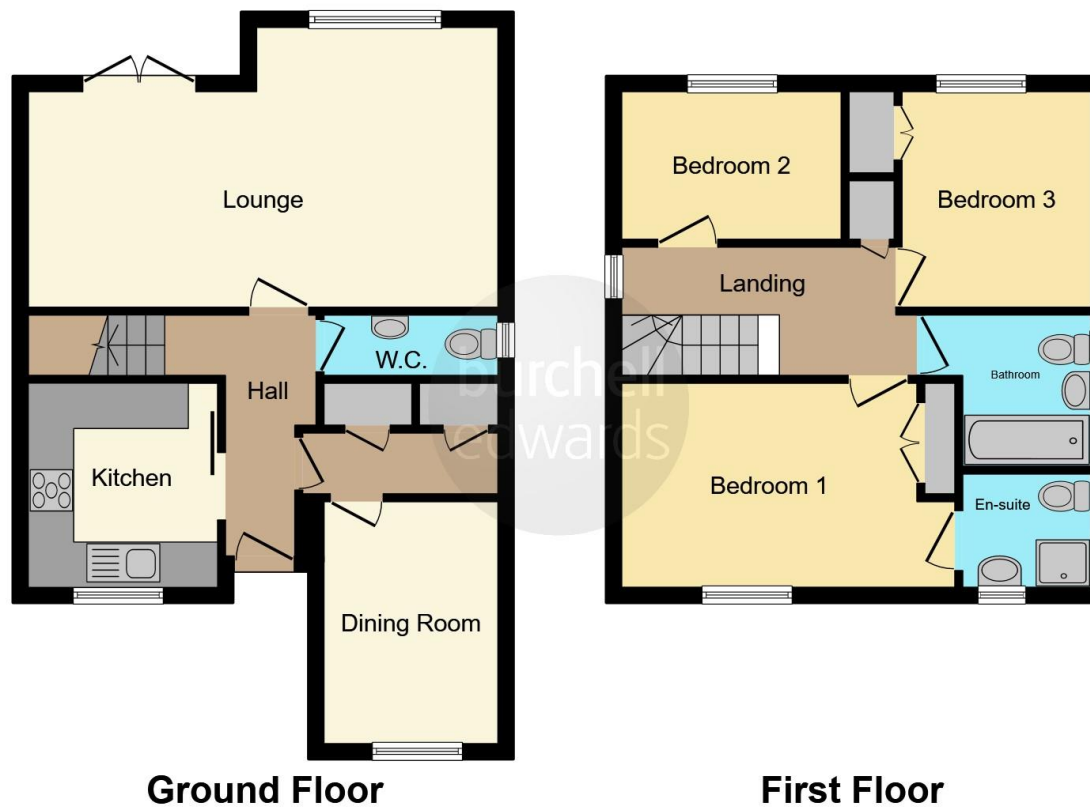
To the front the property has a blocked paved driveway offering ample off road parking and leading to the front entrance door and a path leading to the side of the property.

To the rear the garden is fully enclosed and is laid mainly to astro turf lawn, timber shed, paved patio area and a decked area.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BEL205213



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