



Cherry Tree Avenue
BELPER





Property Description

Burchell Edwards are pleased to bring to the market this spacious three bedroom detached family home in a sought-after location within Belper. Being sold with no upward chain, the property boasts a particularly generous and enclosed rear garden overlooking open fields, garage and ample parking. There is UPVC double glazing throughout and a gas fired central heating system. In brief, the accommodation comprises to the ground floor; An entrance hallway, spacious lounge, dining room, conservatory, fitted kitchen and utility room. To the first floor are three well-proportioned bedrooms and a family bathroom. Outside, to the front is a tarmac driveway with low maintenance frontage and side access leading to the garage and rear garden. The rear garden is laid mainly to lawn with a paved patio seating area and greenhouse.

Entrance Hallway

Accessed via UPVC double glazed door to the front elevation with central heating radiator and stairs rising to the first floor.

Lounge

15' 1" x 10' 1" (4.60m x 3.07m)
Having UPVC double glazed window to the front elevation, gas fireplace and opening to:-

Dining Room

12' 11" x 10' (3.94m x 3.05m)
Having central heating radiator and UPVC double glazed door leading to:-

Conservatory

11' 10" x 10' (3.61m x 3.05m)
Being of UPVC double glazed pitched roof construction, underfloor heating and door to the rear elevation leading to the garden.

Kitchen

15' 5" x 9' (4.70m x 2.74m)
Having UPVC double glazed window to the rear elevation, range of matching wall and base units with laminate work surfaces over, inset stainless steel sink and drainer with chrome mixer tap over, central heating boiler and door to:-

Utility Room

.8' 11" x 5' 1" (2.72m x 1.55m)
Having UPVC double glazed window and door to the side elevation and central heating radiator.

First Floor Landing

Having UPVC double glazed window to the side elevation, door to airing cupboard and loft hatch with pull down ladder.

Bedroom One

12' 11" x 11' 1" (3.94m x 3.38m)
Having UPVC double glazed window to the rear elevation with pleasant view, fitted wardrobes and central heating radiator.

Bedroom Two

10' 1" x 12' 10" (3.07m x 3.91m)
Having UPVC double glazed window to the front elevation, central heating radiator and fitted wardrobes.

Bedroom Three

7' 11" x 1' 1" (2.41m x 0.33m)
Having UPVC double glazed window to the front elevation and central heating radiator.

Bathroom

Having a three piece white suite comprising of a panelled bath with chrome shower over, pedestal wash hand basin with chrome mixer tap over and UPVC obscured double glazed window to the rear elevation.

Separate W.C

Having a low level W.C

Outside

To the front of the property is a tarmacked driveway providing ample off road parking with a low maintenance frontage and path leading to the garage.
To the rear the garden is particularly generous in size which is laid mainly to lawn with greenhouse, overlooks fields and is enclosed by hedging.









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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EPC Rating: Awaited

Tenure: Freehold

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