



Church View
Belper



Church View Belper DE56 1JB

for sale guide price
£350,000



Property Description

*** Guide Price £350,000 - £360,000 *** Burchell Edwards are delighted to bring to the market this immaculately presented three bedroom modern town house situated close to Belper town centre having excellent local amenities and transport links. The accommodation benefits from having off street parking, a garage and in brief comprises, entrance hall, cloakroom, a spacious lounge, kitchen which is open plan with the conservatory. To the first floor there are three bedrooms a family bathroom and an en-suite to the master bedrooms. Externally you will find a low maintenance frontage providing off road parking with a beautiful, enclosed garden to the rear offering a good degree of privacy. Viewings are strongly recommended.

Entrance Hallway

The property is entered via door to the front elevation into a hallway where there is laminate flooring, a radiator, door opening into the lounge and door to the cloakroom.

Cloakroom

Having low level W.C, pedestal wash hand basin with mixer tap over and a radiator.

Lounge

15' 7" Max x 14' 3" Max (4.75m Max x 4.34m Max)
Having double glazed bay window to the front elevation, laminate flooring, feature fireplace, coving to the ceiling, useful understairs storage cupboard, two radiators and door opening into the rear hallway.

Rear Hall

Having door to the rear elevation, double glazed window to the rear, door to kitchen and lounge, stairs off to the first floor and a radiator.

Kitchen

11' 3" x 9' 8" (3.43m x 2.95m)
Having a range of matching wall and base units with work surfaces over and incorporating a one and a half bowl sink and drainer unit with mixer tap over, a radiator, spot lighting to the ceiling, tiled flooring, tiled splashbacks, four ring gas hob, stainless steel cooker hood over, electric oven and grill, integrated dishwasher, integrated fridge freezer and being open plan with the conservatory.

Conservatory

11' 5" x 9' 4" (3.48m x 2.84m)
Having UPVC double glazed windows to the rear and side elevation, laminate flooring and UPVC double glazed French doors to the side elevation.

First Floor Landing

Having airing cupboard, loft access, a radiator and doors off to:-

Bedroom One

11' 8" x 11' Max (3.56m x 3.35m Max)
Having double glazed window to the front, a radiator, laminate flooring and door opening to the en suite.

En Suite

having sky light to the rear, low level W.C, mains fed shower, pedestal wash hand basin with mixer tap over, heated towel rail, tiled flooring and tiled splashbacks.

Bedroom Two

15' 3" x 8' 5" (4.65m x 2.57m)
Having double glazed window to the front, a radiator, sky light to the rear and laminate flooring.

Bedroom Three

8' 7" x 6' 8" (2.62m x 2.03m)
Having double glazed window to the front, a radiator and laminate flooring.

Bathroom

Having a bath with mixer tap over, fitted shower screen, pedestal wash hand basin with mixer tap over, low level W.C, heated towel rail, sky light to the rear and tiled splashbacks.

Outside

To the front of the property is a driveway providing off road parking leading to a garage. To the rear is an enclosed secure garden with a good degree of privacy, two paved seating areas, fenced boundaries, laid lawn section, well stocked borders with an arrangement of flowers, bushes and shrubs, outside tap and security light.

Garage

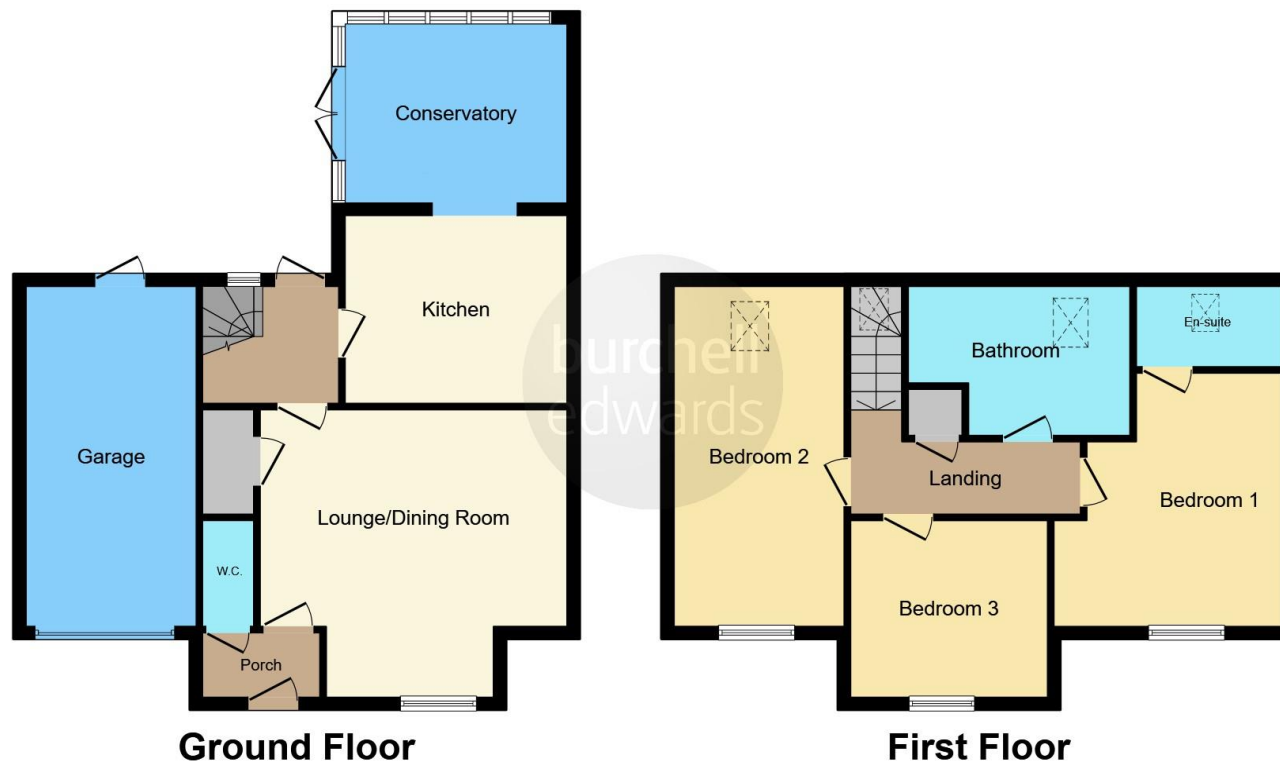
17' 7" x 8' 5" (5.36m x 2.57m)

Having up and over door, power and lighting, plumbing for washing machine and houses the boiler.









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 Burchell Edwards on

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EPC Rating: Awaited
 Council Tax Band: C

Tenure: Freehold

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