



Nottingham Road
Belper





Property Description

Burchell Edwards are delighted to be marketing this beautifully presented two bedroom property offered for sale with NO UPWARD CHAIN and benefits from having a DRIVEWAY to the rear providing ample off road parking. The accommodation is situated close to excellent local amenities and transport links and in brief comprises; lounge, a modern open plan kitchen/diner with a multi fuel burner, a cellar along with two bedrooms and a bathroom to the first floor. Outside there is a small frontage with an enclosed garden to the rear along with a generous driveway. An early viewing is strongly recommended.

Lounge

11' 6" Plus recess x 12' 3" Max (3.51m Plus recess x 3.73m Max)

The property is entered via composite door to the front elevation into the lounge where there is a UPVC double glazed window to the front, gas fire, fitted shutters, a radiator, coving to the ceiling, ceiling rose and door opening to the cellar.

Cellar

10' 2" Plus recess x 11' 7" (3.10m Plus recess x 3.53m)

Having spot lighting to the ceiling, a radiator and an extractor.

Kitchen/ Diner

17' 7" Max x 12' 3" Max (5.36m Max x 3.73m Max)
Having parquet flooring, door to the stairwell, a radiator, multi-fuel burner, wall and base units with quartz work surfaces over, exposed brick chimney breast, UPVC double glazed window to the rear, door opening to the lounge, electric oven and dual oven/ grill, four ring gas hob with extractor over, inset stainless steel sink with tiled splashbacks and UPVC double glazed French doors to the rear.

First Floor Landing

Having loft access and wooden doors off to:-

Bedroom One

12' 4" Max x 11' 6" (3.76m Max x 3.51m)

Having UPVC double glazed window to the front with fitted shutters, coving to the ceiling, ceiling rose and over stairs storage.

Bedroom Two

.10' 3" x 5' 8" Plus recess (3.12m x 1.73m Plus recess)

having UPVC double glazed window to the rear, a radiator and coving to the ceiling.

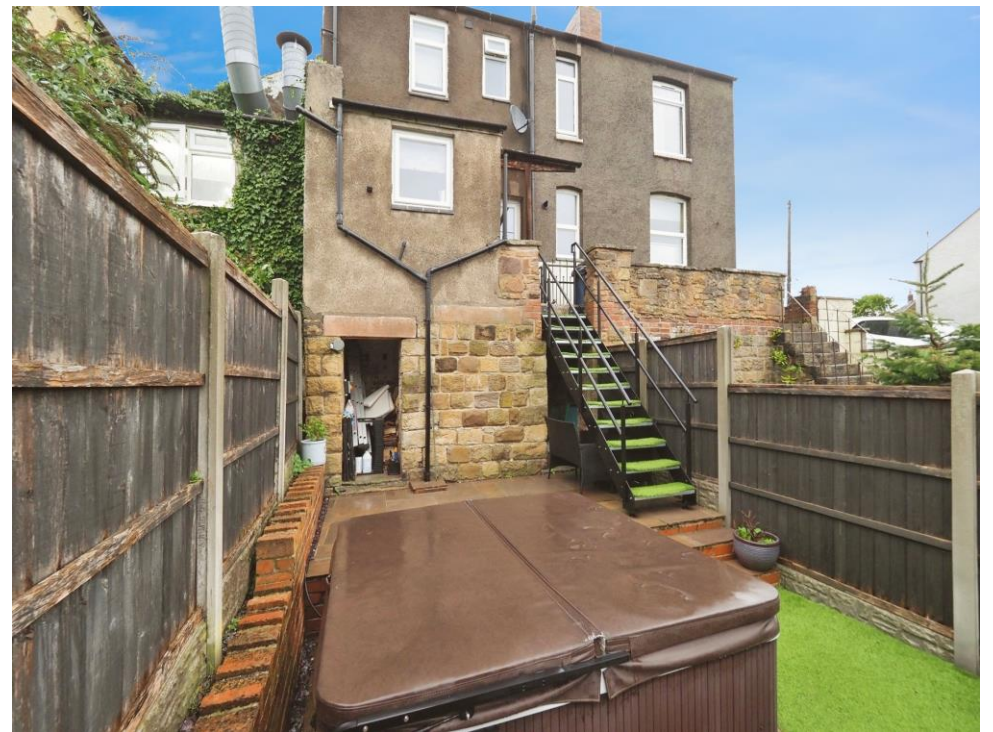
Bathroom

Having a P-shaped bath with glazed shower screen, vanity wash hand basin, low level W.C, heated towel rail, obscured double glazed to the rear, heated towel rail and spot lighting to the ceiling.

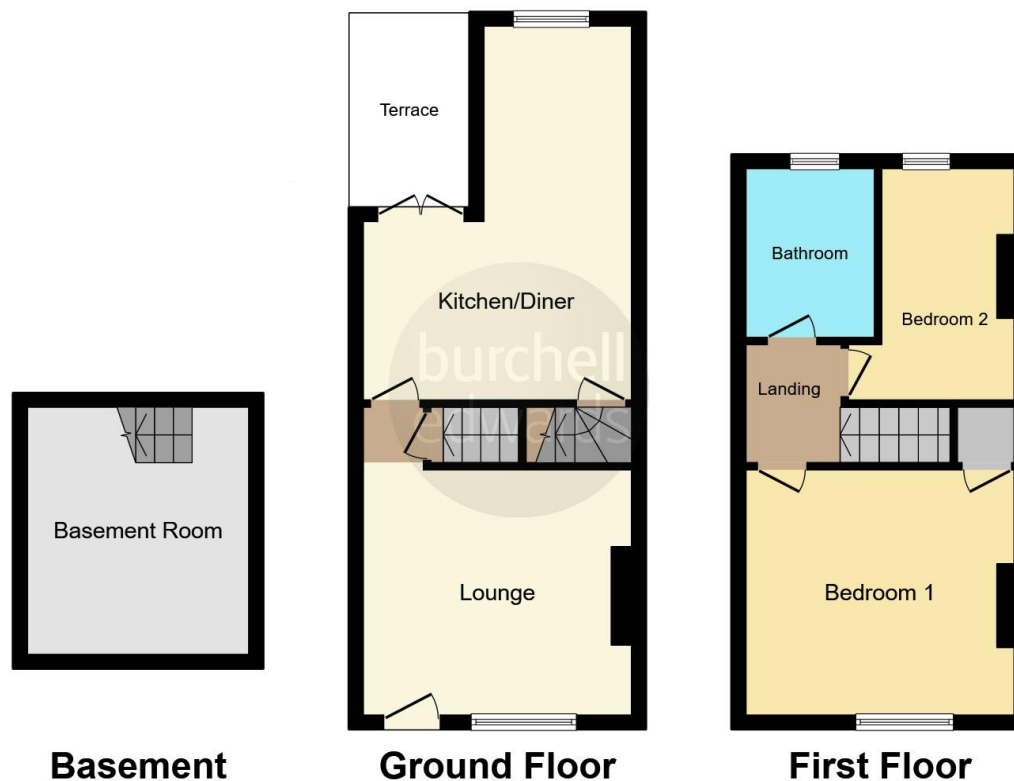
Outside

To the front of the property is gated access leading to a fore court and gated side access and gated access over neighbouring property and steps down to a low maintenance garden which is enclosed with fenced boundaries with a hot tub, outdoor seating area and gate to the rear opening onto a driveway providing ample off road parking.









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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1-3 Bridge Street
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EPC Rating:
 Awaited

Council Tax
 Band: A

Tenure: Freehold

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