



## 6 Acorn Way, Belper, DE56 1BG

**£229,950**



An immaculately presented modern family home situated conveniently close to Belper and its excellent amenities. The welcoming three bedroom accommodation has off road parking, rear garden and open countryside views. Viewing is highly recommended.





# 6 Acorn Way, Belper, DE56 1BG

£229,950



The modern mid townhouse has an open storm porch. entrance hallway, generous lounge diner, fitted breakfast kitchen, three bedrooms, bathroom and a separate WC.

Benefitting from UPVC double glazed windows and doors and gas central heating fired by an Alpha combi boiler.

To the front of the property there is off road parking and a lawn fore garden. The enclosed rear garden is mainly laid to lawn with a paved patio and two brick built stores.

The property is situated close to the town and within walking distance of the railway station, excellent schools, shops, bars, restaurants, leisure facilities and close to many countryside walks. Belper is renowned for its historic mills, character and charm, forming part of the UNESCO heritage corridor. Having easy access to Derby and Nottingham via, A38, M1 and A6, which provides the gateway to the stunning Peak District.

## ACCOMMODATION

There is an open storm porch and a composite entrance door allows access.

## ENTRANCE HALLWAY

Having a window to the front, radiator and stairs climb to the first floor.

## LOUNGE DINER

23'7 x 11'4 overall measurements (7.19m x 3.45m overall measurements)

A generous open plan room with dual aspect UPVC double glazed window to the front and French doors opening onto the rear garden. There are two radiators, TV aerial point, decorative dado rail, wall lighting and oak fire surround with black hearth housing an electric fire.

## FITTED KITCHEN

12'1 x 8' (3.68m x 2.44m )

Appointed with a range of white base cupboards, drawers and eye level units with granite effect rolled top work surface over incorporating and a stainless steel sink with mixer taps and splash back tiling. Integrated appliances include an electric oven, ceramic hob, extractor hood, plumbing for a washing machine and dishwasher and space for a fridge freezer and tumble dryer. There is wood grain vinyl flooring, a built-in cupboard with shelving, UPVC double glazed window over looks the garden and a half glazed entrance door allows access.

## FIRST FLOOR LANDING

There is access to the roof void and a built-in cupboard houses the Ideal combi boiler (serving the domestic hot water and central heating system).

### BEDROOM ONE

12'9 x 9'9 extending to 11'8 (3.89m x 2.97m extending to 3.56m )

There is a UPVC double glazed window to the rear elevation, dado rail and a radiator.

### BEDROOM TWO

10'8 x 9'9 (3.25m x 2.97m)

A UPVC double glazed window to the front elevation enjoys views over Belper and its countryside and there is a radiator.

### BEDROOM THREE

9'9 x 4'8 (2.97m x 1.42m )

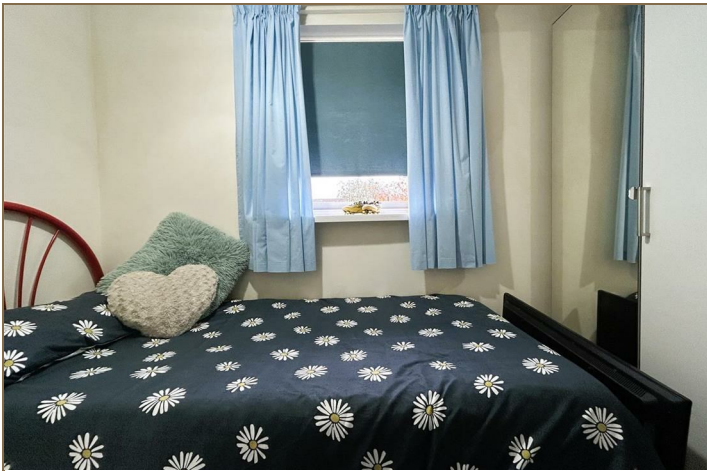
Having a UPVC double glazed window to the front elevation.

### BATHROOM

Fitted with a panelled bath with a Triton electric shower and glazed screen over, complementary full tiling, radiator, UPVC double glazed window to the rear, vinyl flooring and an in-built airing cupboard provides storage.

### OUTSIDE

To the front of the property there is off road parking and a lawned fore garden. To the rear is a fully enclosed landscaped garden with a paved patio, gravel garden and lawn. Two brick out buildings provide storage.

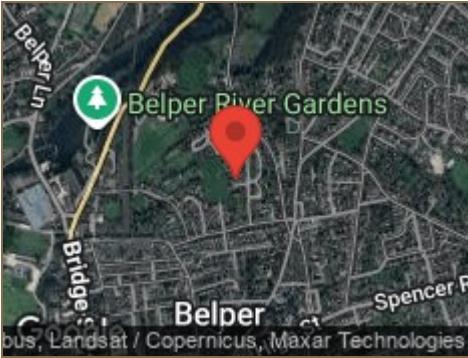




Road Map



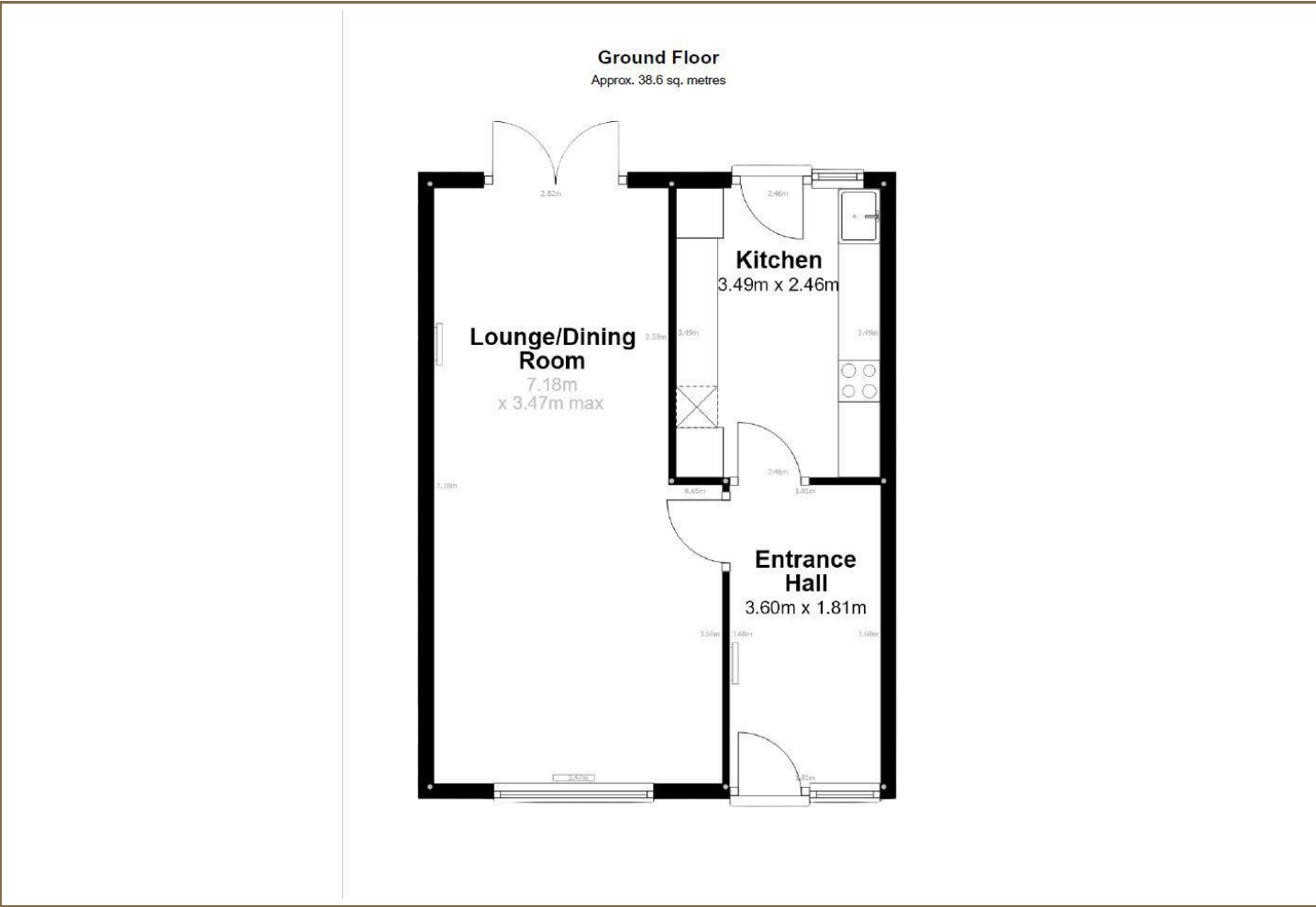
Hybrid Map



Terrain Map



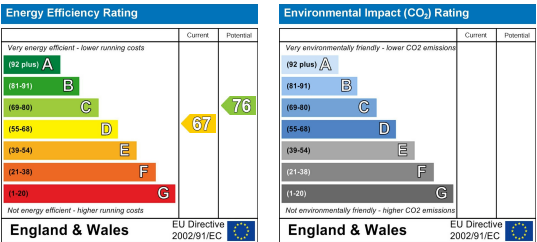
Floor Plan



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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