

for sale

£190,000



## Nailers Way Belper DE56 0HT

**\*\*VIEWING ESSENTIAL \*\*** This attractive starter home on the popular Whitemoor Estate offers a fitted kitchen, spacious lounge, conservatory, two bedrooms, and a family bathroom. Outside, it benefits from off-road parking, side access, and an enclosed rear garden with lawn, decking, and a secure shed.



# Nailers Way Belper DE56 0HT

## Entrance Hallway

UPVC double glazed door to the front elevation, wood effect flooring and door to;

## Kitchen

9' 7" x 6' 8" ( 2.92m x 2.03m )

Fitted with a range of matching wall and base units along with roll top work surfaces incorporating a stainless steel sink and drainer unit and complementary tiled splashbacks. A fitted oven with cooker hood over and space along with plumbing for a washing machine, dishwasher and fridge freezer.

## Lounge

15' x 12' 11" ( 4.57m x 3.94m )

Generous lounge and dining space with wooden effect flooring, radiator, under stairs storage cupboard and UPVC french doors and window to the rear elevation.

## Conservatory

12' 6" x 9' 6" ( 3.81m x 2.90m )

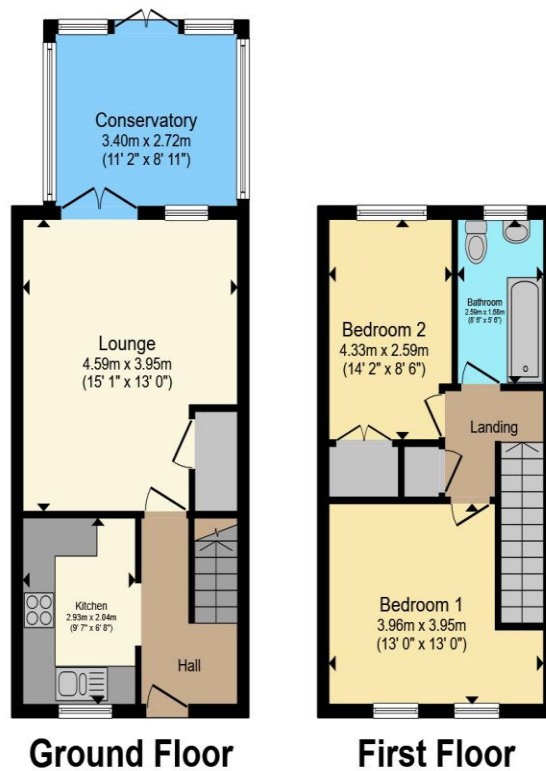
UPVC double glazed conservatory with french doors to the rear elevation, wood effect flooring and electric heater.

## First Floor Landing









Total floor area 70.9 m<sup>2</sup> (763 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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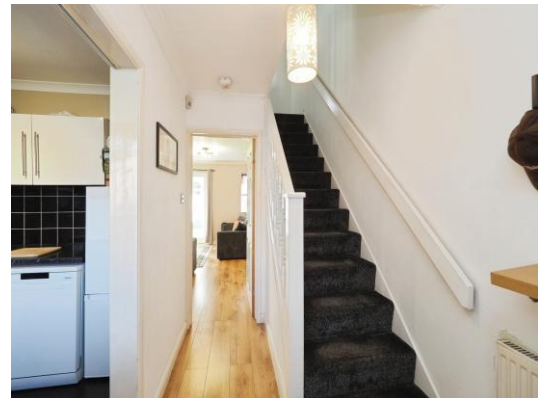
2a King Street  
BELPER DE56 1PS

Property Ref: BPR102331 - 0006

Tenure: Freehold EPC Rating: D

Council Tax Band: A

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