BRICKS + MORTAR

Ashford Rise,
Belper, DE56 1TJ

NO UPWARD CHAIN and VACANT POSSESSION This well-presented home has a new kitchen, glazing and soffits, two off-road parking spaces, an easy-maintenance garden and large conservatory. The home has been a buy to let property for 14 years and also had a British Gas maintenance contract running throughout the tenancy. With bus stops in both directions outside, this home is within walking distance of primary and secondary schools, local shops and parks. The home also has an impressive 'C' rating for the EPC (energy performance certificate).

On the ground floor, the entrance lobby leads through to the sitting room and then on through to the kitchen-diner and conservatory. Upstairs are two bedrooms and a bathroom. To the front of the home is a tarmac driveway with space for two vehicles to park side-by-side. The rear garden has a large paved patio, with new timber fences and plenty of space for outdoor dining and planters. A garden shed provides useful storage.

This home is in the centre of a popular development, within walking distance of a parade of shops including a Tesco Express. A 'Busy Bees' nursery, two primary schools and secondary school are all within walking distance.

Belper is an attractive market town with a thriving retail, restaurant and cafe culture. There are lots of leisure facilities, community groups and countryside walks aplenty in all directions, very close to this home. We particularly love strolls around Belper River Gardens. The market towns of Matlock, Ashbourne and Bakewell are within a short driving distance, as are the attractions of the southern Peak District and Chatsworth House. Belper is within a 20 minute commute of Derby via road or direct train service and 40 minutes from Nottingham.

- Well-presented 2 bedroom, 1 bathroom home
- Bus stops directly outside in both directions
- New uPVC windows, glazing and soffits in 2016
- Close to schools and local amenities
- NO UPWARD CHAIN and VACANT POSSESSION
- Neat, easy-maintenance rear garden
- Driveway parking with two side-by-side parking spaces
- New kitchen in 2022
- Neff hob and extractor fan
- Council Tax band B and EPC rating C

£185,000

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Front of the home
The aforementioned tarmac driveway has space for two vehicles to park in front of this brick-built gabled home, which has a tiled roof and uPVC double glazing. A gravelled area sits beneath the bay window and there is a hanging basket bracket to the right of the gabled canopy porch over the front door. Enter the home through the half-glazed composite front door.

Entrance Lobby
With pine laminate flooring and a ceiling light fitting, there is room on the left for coats and footwear. Immediately in front are stairs up to the first floor, with a white panelled door on the right into the sitting room.

Sitting Room
15'10" x 9'10" (4.85 x 3)
The large south-west facing bay window brings lots of natural light flooding in. The window has a deep sill, perfect for display such as a vase or other ornaments. The room is carpeted and has a radiator, ceiling light fitting and - like all rooms in the home - skirting boards. An under-stairs cupboard on the left provides useful storage and an open arch leads through to the kitchen-diner.

Kitchen-Diner
12'11" x 9'4" (3.95 x 2.85)
Fitted in 2022, the roomy kitchen has plenty of space on the right for a dining table or breakfast dining set. On the left, the kitchen has an L-shaped worktop with plenty of space for food preparation and small appliances. At each end, there is space and plumbing beneath the worktop for a washing machine and dishwasher. The Neff hob has a gas oven below and extractor fan above. A good number of high and low level cabinets include a Glow Worm boiler in the top-right corner cabinet. Beneath the window which looks through the conservatory to the rear garden is an integral 1.5 stainless steel sink and drainer with chrome mixer tap.

The room also includes two ceiling light fittings, a radiator, tile-effect laminate flooring and sliding patio doors into the conservatory.

Conservatory
10'5" x 9'10" (3.2 x 3)
This large addition to the home can be used all year round thanks to having two radiators. It's a light and airy room thanks to the two fully-glazed doors out to the rear garden and lots of deep windows on two sides. The room has light oak-effect laminate flooring, wall lights and an angled roof.

Stairs to first floor landing
Carpeted stairs with a handrail on the left lead up to the carpeted landing. There is a loft hatch overhead and white panelled doors to the two bedrooms and bathroom.

Bedroom One
13'3" x 13'1" (4.05 x 4)
This large double bedroom has a wide south-west facing window and large alcove on the right, which is a perfect spot for a large wardrobe or desk/dressing table. An over-stairs cupboard with shelving provides useful storage and there is plenty of space for a double bed and additional furniture. The room is carpeted and has a radiator and ceiling light fitting.

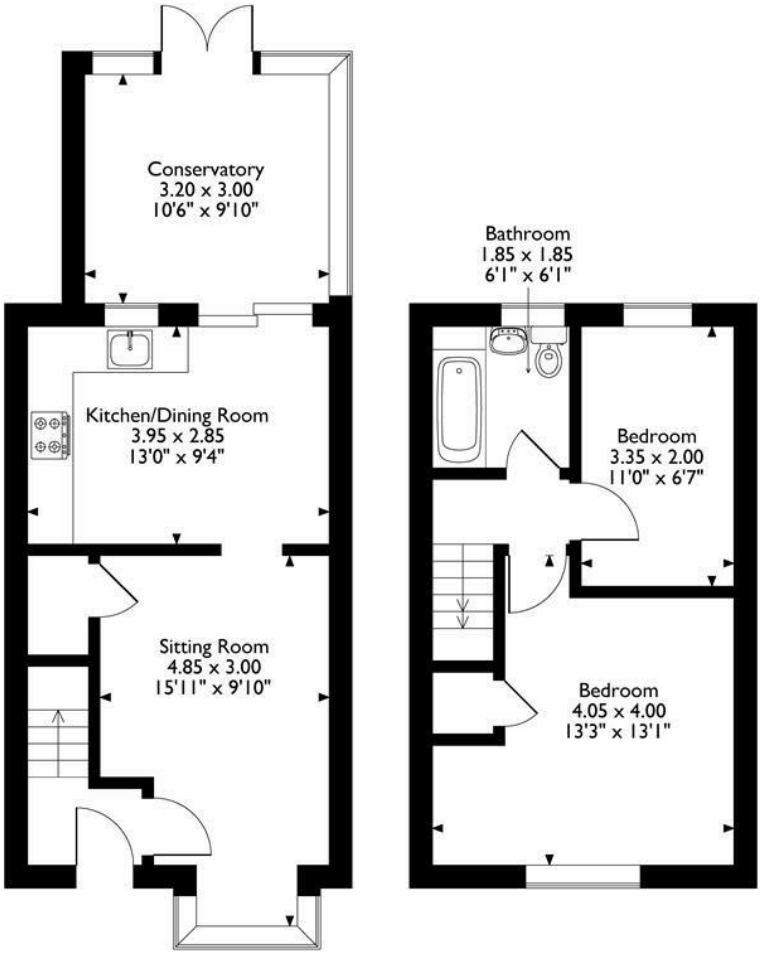
Bathroom
6'0" x 6'0" (1.85 x 1.85)
The bath has a chrome mixer tap with mains-fed shower above, tiled surround and folding glass shower screen. The ceramic WC has an integral dual flush and the ceramic pedestal sink has a chrome mixer tap. With a frosted double glazed window, the room also includes pine-effect laminate flooring, recessed ceiling spotlights, extractor fan, radiator and a wall-mounted mirrored cabinet.

Bathroom Two
10'11" x 6'6" (3.35 x 2)
Currently a home office, this bedroom is located at the rear of the home and is carpeted and has a radiator and ceiling light fitting.

Rear Garden

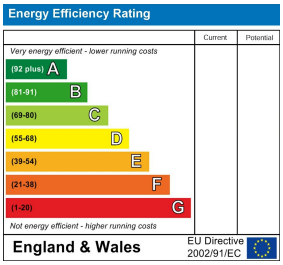
This easy-maintenance garden has an open feel and gets the sun through to late afternoon. It is fully paved, with plenty of room for outdoor dining, seating and planters. A timber fence forms the boundary on three sides, with a cypress hedge above the fence on the left-hand side. There is an ash tree too and towards the end of the garden is a large shed, space for bins to be discreetly stored and access to an alley at the rear.

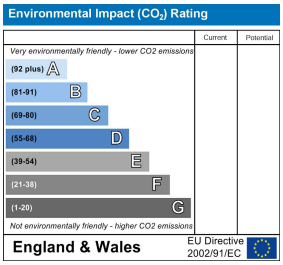
47 Ashford Rise
Approximate Gross Internal Area
67 Sq M / 721 Sq Ft



Ground Floor **First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





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