

Home 2 Sell

Quality Service For Less



8 Pilsley Close

Belper, DE56 1TD

£399,950



NO CHAIN. Occupying a popular and convenient, cul de sac location, is this substantial gable fronted four bedroomed, detached residence, built by McLean Homes and represents an excellent opportunity for the discerning purchaser, looking to acquire an easy to manage beautifully presented and maintained family home. Supplemented by sealed unit PVCu double glazing and gas central heating, a recommended internal inspection will reveal: Entrance hall, guest cloakroom WC, lounge with a feature fireplace, double panelled doors lead through to a separate dining room, a fitted dining kitchen with built-in appliances. To the first floor, the landing leads to a master bedroom with built-in wardrobes and en suite shower facility, three further well proportioned bedrooms and a family bathroom having a three piece suite. Outside to the front of the property is tarmac driveway providing ample off road parking and leading to the integral garage. Outside to the rear the garden enjoys a most pleasant aspect having a patio terrace immediately to the rear having a box hedge with steps to a manicured lawn having raised established and well stocked borders. Viewing Essential.



Entrance Hall

The property is entered via a composite door, two central heating radiators, French opaque doors the Lounge, Karndean flooring, useful storage cupboard and stairs off to the first floor landing.

Guest Cloakroom WC

Having a modern two piece suite comprising of a vanity hand wash basin and a concealed cistern WC. Karndean quality flooring, chrome ladder style heated towel rail and a PVCu double glazed opaque window to the side elevation.

Integral Garage

Having up and over door, wall mounted gas BAXI central heating boiler which services the domestic hot water and central heating system.

Lounge

5.68 max into bay x 3.39 max

Having a PVCu double glazed window to the front elevation, two central heating radiators, Adam style gas living flame coal effect fire set on a raised granite hearth with matching back drop. Television point and two ceiling lights. Double doors to the dining room.

Dining Room

11'10" x 8'8" (3.61m x 2.66m)

Having a PVCu double glazed window to the rear garden aspect, central heating radiator and ceiling light.

Dining Kitchen

3.88 max red 2.22 x 4.70 max red 2.78 max

Having a fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a one and a half sink drainer unit with chrome Swan neck mixer tap. integrated automatic washing machine, integrated

dishwasher, integrated fridge and freezer. Integrated four ring gas hob with extractor over. Integrated double oven, Karndean flooring, two PVCu double glazed windows to the rear elevation and PVCu door to the garden.

To the first floor landing

Having access to the loft void, airing cupboard housing the domestic hot water tank, PVCu double glazed window to the side elevation.

Master Bedroom

15'6" x 10'10" (4.74m x 3.31m)

Having three feature PVCu arch windows to the front elevation, central heating radiator, fitted double wardrobes and ceiling light.

Ensuite Shower Room

Having a modern three piece suite comprising of a shower enclosure with electric Triton shower, vanity hand wash basin with fitted cabinet and a close couple WC. Complimentary wall tiling, herringbone wood grain effect flooring, central heating radiator and a PVCu opaque double glazed window to the front elevation.

Bedroom Two

12'9" x 8'2" (3.91m x 2.51m)

Having fitted wardrobes, central heating radiator, PVCu double glazed window to the rear elevation and ceiling light.

Bedroom Three

2.67m x 2.50m

Having a PVCu double glazed window to the rear elevation with fitted wardrobe and central heating radiator.

Bedroom Four

9'10" x 7'0" (3.02m x 2.14m)

Having a PVCu double glazed window to the rear elevation, central heating radiator and ceiling light. Built-in wardrobes.

Family Bathroom

Having a three piece suite comprising of a bath with panelled side and electric shower over, vanity hand wash basin and a concealed cistern WC. Complimentary tiling, central heating radiator and a PVCu opaque double glazed window to the side elevation.

Outside

Outside to the front of the property is tarmac driveway providing ample off road parking and leading to the integral garage. Outside to the rear the garden enjoys a most pleasant aspect having a patio terrace immediately to the rear having a box hedge with steps to a manicured lawn having raised established and well stocked borders.

Area

8 Pilsley Close is situated approximately a mile from the centre of Belper which provides an excellent range of amenities including shops, schools and

recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's outer ring road provides convenient onward travel to the major trunk roads and the motorway network.

There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

Directional Note

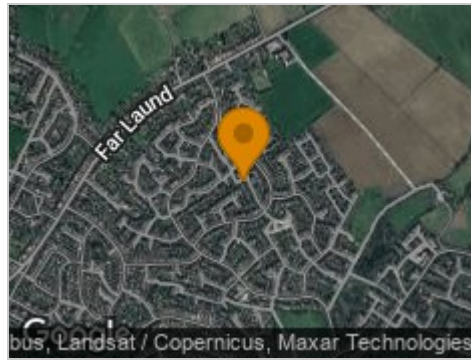
From our Belper branch of Home2sell proceed along the Market Place onto Chesterfield Road, continue along, this road becomes Laund Hill and continue along again onto Far Laund and eventually take the right turn into Ashford Rise. Take the first left turn onto Edensor Drive and then take the second right into Pilsley Close where the property can be found on the left hand side at the top of the cul de sac.



Road Map



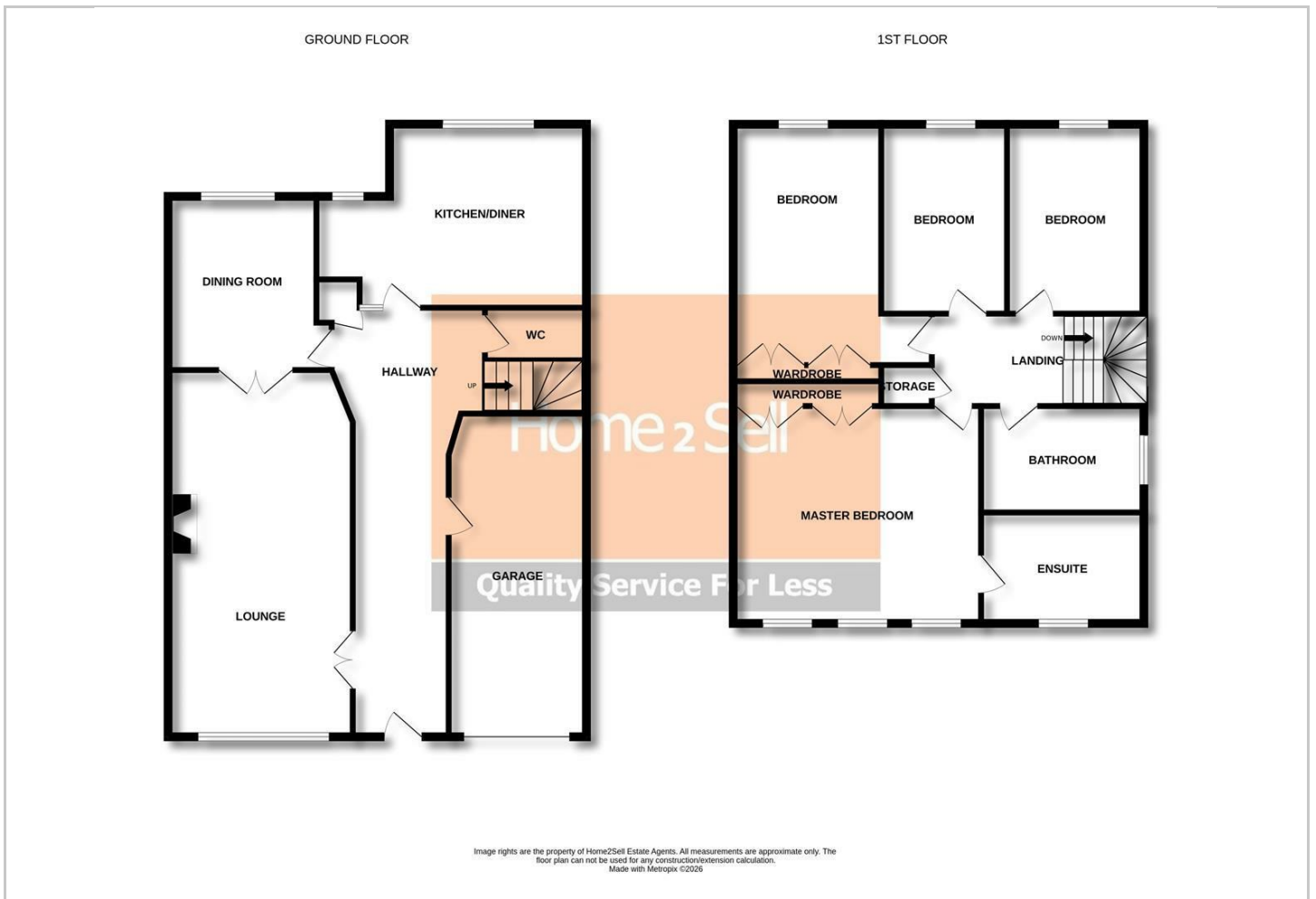
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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