

Home 2 Sell

Quality Service For Less



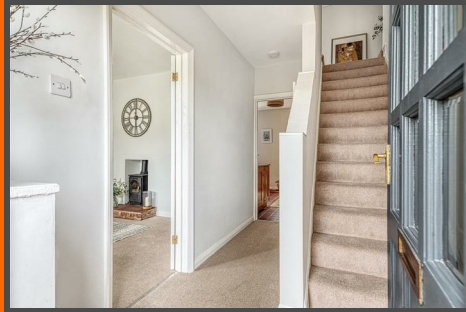
62 Mill Lane

Belper, DE56 1LH

Offers Over £250,000



Offered with no upward chain. Occupying a popular and convenient location within a popular area of Belper is this three bedroomed family home representing an excellent opportunity for the discerning purchaser, looking to acquire an easy to manage and well presented family home. The property offers versatile living accommodation and is supplemented by gas central heating. A recommended internal inspection will reveal: Entrance hall, Lounge with multi fuel burning stove and open plan dining kitchen. To the first floor landing three well proportioned bedrooms and beautiful modern family bathroom. Outside to the front there is ample off road parking and to the rear a delightful rear garden which enjoys a fine aspect having a patio immediately to the rear giving way to a further garden with outbuilding/WC. Viewing Essential. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Entrance Hall

Having a storm porch vestibule the property is entered via a wooden door having glazed insert with twin wooden opaque side windows. Useful under stairs storage area, ceiling light and stairs off to the first floor landing.

Lounge

12'5" x 11'1" extending 12'1" (3.80m x 3.38m extending 3.70m)

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light. The focal point is a multi fuel burning stove set on a raised brick hearth with tile over.

Open Plan Dining Kitchen

19'0" x 10'7" reducing 9'1" (5.81m x 3.25m reducing 2.78m)

Having a fitted kitchen comprising of a range of base wall and matching drawer units with roll top worksurfaces over incorporating a ceramic one and a quarter sink drainer unit with chrome Swan neck mixer tap. Integrated electric fan assisted oven with four ring gas hob. Complementary splash back tiling, window to the rear elevation, quarry tile floor, ceiling light and door with glazed insert to the rear garden aspect.

The dining area has a window to the rear garden aspect, storage cupboard, central heating radiator and ceiling light.

To the first floor landing

Having a useful walk in storage cupboard with wall mounted gas combination boiler which services the domestic hot water and central heating system. Ceiling light and access to the loft void.

Bedroom One

12'2" reducing 10'11" x 12'5" max (3.71m reducing 3.35m x 3.81m max)

Having a PVCu double glazed window to the front elevation, central heating radiator, wood grain laminate effect flooring and ceiling light. Useful fitted cupboard with shelving.

Bedroom Two

12'7" x 10'8" reducing 9'6" (3.84m x 3.27m reducing 2.90m)

Having a window to the rear elevation, central heating radiator, wood grain effect laminate flooring and ceiling light.

Bedroom Three

8'3" x 7'8" (2.52m x 2.34m)

Having a window to the front elevation, central heating radiator, wood grain effect laminate flooring and ceiling light.

Family Bathroom

Having a modern three piece suite comprising of a close couple WC, vanity hand wash basin with fitted cabinet, P shaped bath having a thermostatically controlled shower with rain head and hand held attachment. Chrome ladder style heated towel rail, recessed ceiling lighting and ceramic tiled flooring. Opaque window to the rear elevation and complementary splash back tiling.

Outside

Outside to the front there is ample off road parking and to the rear a delightful rear garden which enjoys a fine aspect having a patio immediately to the rear giving way to a further garden with outbuilding/WC.

Area

62 Mill Lane is situated approximately a half 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

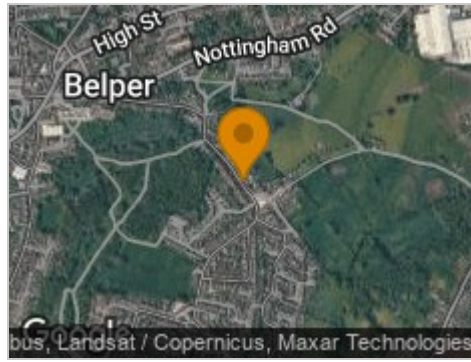
From our Belper office of Home2sell proceed along through the Market Place and bear right onto Lander Lane. At the T junction proceed straight across onto Parkside which then becomes Mill Lane where the property is situated at the top of the hill on the left hand side clearly identified by our distinctive Home2sell For sale board.



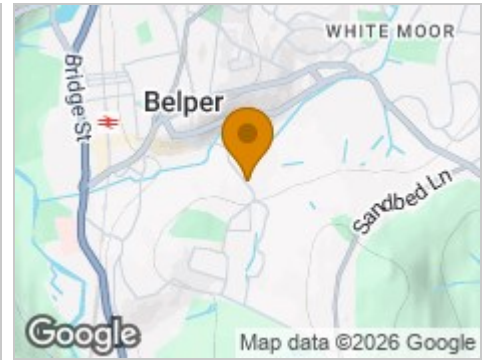
Road Map



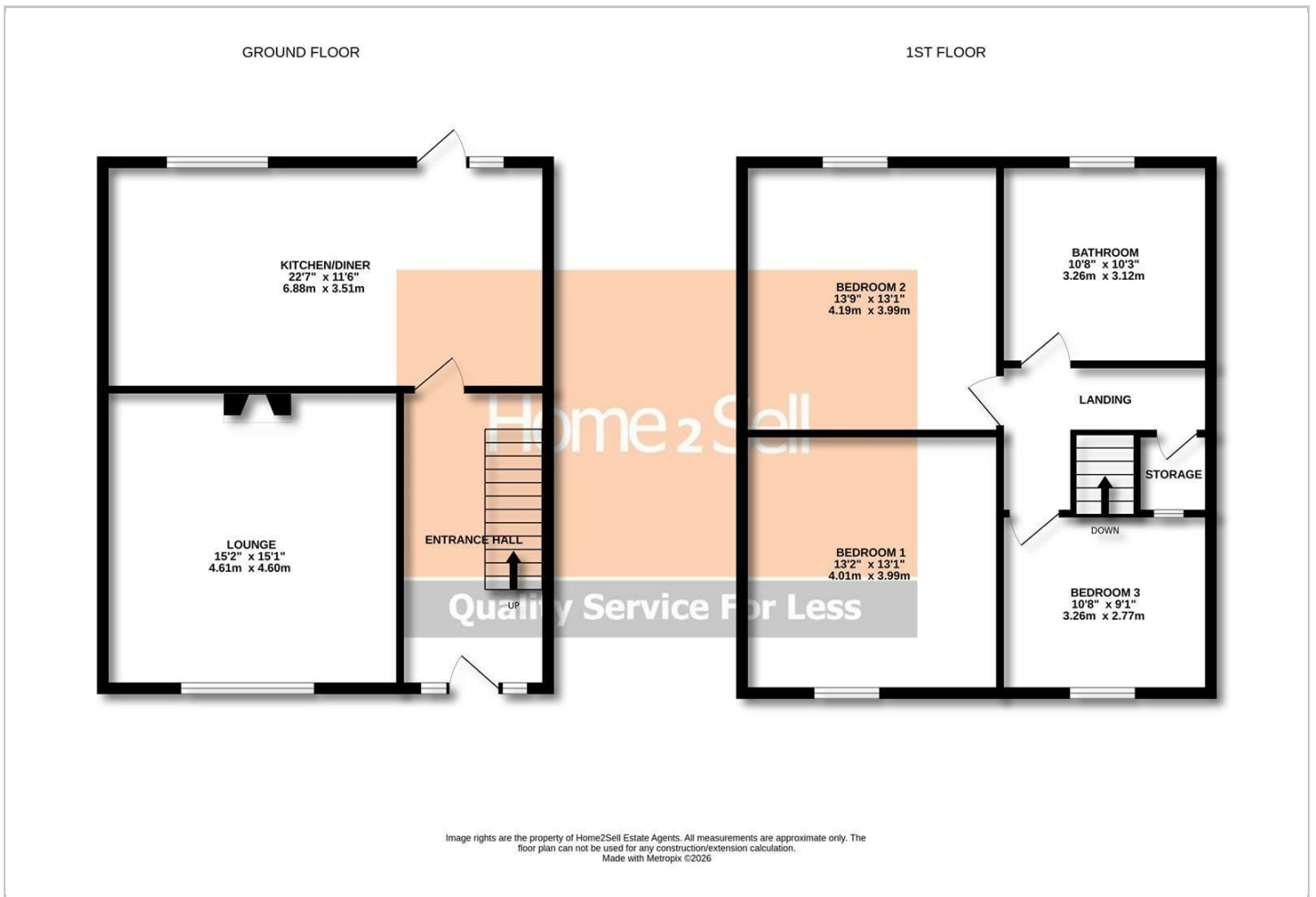
Hybrid Map



Terrain Map



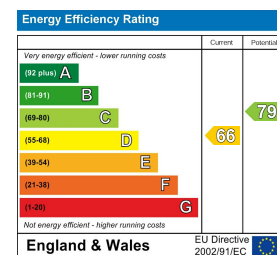
Floor Plan



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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