

Home 2 Sell

Quality Service For Less



35 Yardley Way

Belper, DE56 0ES

Offers Around £185,000



Home2sell are delighted to offer for sale this superb two bedroom property situated within a popular residential location and having the benefit of a single garage and off road parking. The property enjoys a cul-de-sac location and enjoys a pleasant aspect. Accommodation comprising in brief of entrance hall, fitted kitchen and lounge dining room. To the first floor two well proportioned bedrooms and a family bathroom. PVCu double glazing and electric heating. Viewing Essential. No Upward Chain. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Entrance Hall

Having a storm porch canopy the property is entered via a door with glazed inserts.

Kitchen

8'6" x 7'10" (2.60m x 2.39m)

Having a traditional kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a stainless steel sink drainer unit. Integrated electric fan assisted oven with electric hob, space and plumbing for an automatic washing machine, space for a fridge freezer. PVCu double glazed window to the front elevation, complementary splash back tiling and ceiling light.

Lounge Dining Room

4.68m x 2.79m extending 3.62m

Having a PVCu door with glazed insert to the rear elevation, two wall mounted electric storage heaters, PVCu double glazed window to the rear elevation, ceiling light and stairs off to the first floor landing.

To the first floor landing

Having ceiling light and access to the loft void.

Bedroom One

12'1" x 11'10" (3.69m x 3.62m)

Having a PVCu double glazed window to the rear elevation, wall mounted electric heater and ceiling light.

Bedroom Two

12'1" x 5'8" (3.70m x 1.75m)

Having a PVCu double glazed window to the front elevation, wall mounted electric heater and ceiling light.

Family Bathroom

Having a three piece suite comprising panelled bath with shower over, pedestal hand wash basin and a close couple WC. There is complimentary tiling to the walls, PVCu double glazed window and a built-in airing cupboard.

Outside

The property is set back from the road behind a tarmac driveway providing ample off road parking and leading to the single garage.

To the rear an enclosed garden having patio immediately to the rear giving way to a lawn.

Area

35 Yardley Way is situated approximately one and a half miles from the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. Just half a mile from local shops and schools. 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.

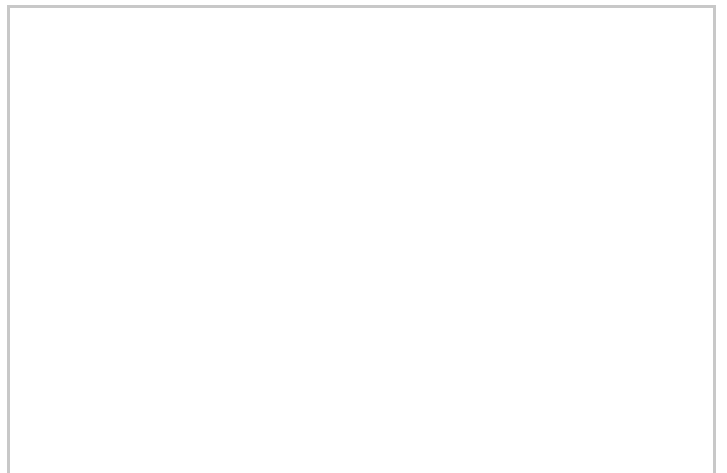
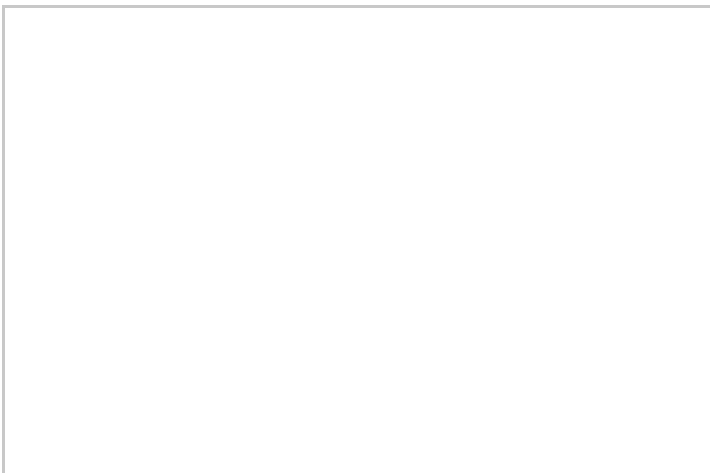
Directional Note

From the Market Place in Belper follow signs for Ilkeston and Derby A38. Follow the road to the mini-roundabout, continue straight over, follow the road around, straight over the next mini-roundabout and

turn right onto John O' Gaunts Way. At the roundabout turn left into Naseby Road and second left into Yardley Way where the property can be located on the left hand side.

Single Garage

Having an up and over door.



Road Map



Hybrid Map



Terrain Map



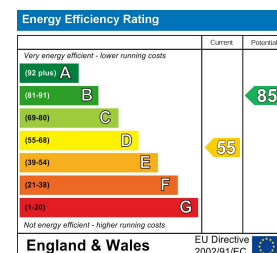
Floor Plan



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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