



9 Willow Grove, Belper, DE56 1LX

£199,950



Offered with vacant possession/ no chain. A traditional three bedroom semi detached family home, situated in a cul de sac location close to Belper and its excellent amenities. Having off road parking, front and rear gardens. Viewing is recommended.



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A well proportioned three bedroom semi detached accommodation comprises an entrance hallway, fitted kitchen with pantry and lounge diner. To the first floor there are three good sized bedrooms, bathroom and a separate WC.

Benefitting from gas central heating fired by a combi boiler and UPVC double glazed windows and doors.

To the front of the property is a walled fore garden. The driveway to the side provides off road parking and leads to the generous rear garden, which is laid to lawn.

Situated conveniently within easy walking distance of Belper, with it's busy railway station, excellent schools, shopping, bars, restaurants and leisure facilities. Renowned for its historic mills character and charm Belper is close to major road links, i.e, A38 & M1 to Derby and Nottingham, whilst the A6 provides the gateway to the beautiful Peak District.

ACCOMMODATION

A UPVC entrance door allows access.

ENTRANCE HALLWAY

There is a radiator, UPVC double glazed window to the front and stairs climb to the first floor.

KITCHEN

13'2 x 9'2 (4.01m x 2.79m)

Fitted with a range of cream base cupboards, drawers and eye level units with marble effect rolled top work surface over incorporating a stainless steel sink drainer with mixer taps and splash back tiling. There is a gas cooker, washing machine, space for a fridge freezer, radiator, vinyl flooring a range of shelving, UPVC double glazed window to the side and a half glazed UPVC entrance door.

LOUNGE DINER

13'9 x 19'2 max measurements (4.19m x 5.84m max measurements)

Having a stone built fire place with a tiled hearth and gas fire, extending to a TV plinth with TV aerial, radiator and dual aspect UPVC double glazed windows to the front and rear.

LANDING

There is a window to the side elevation and radiator

BEDROOM ONE

13'9 x 10'3 (4.19m x 3.12m)

Having a built-in airing cupboard, radiator and UPVC double glazed window to the front elevation.

BEDROOM TWO

11'10 x 8'7 + wardrobe recess (3.61m x 2.62m + wardrobe recess)

Having a range of built-in wardrobes

providing hanging and shelving, radiator and a UPVC double glazed window to the rear elevation.

BEDROOM THREE

10'3 x 6'7 extending to 9'8 (3.12m x 2.01m extending to 2.95m)

Having a radiator and a UPVC double glazed window to the side elevation.

BATHROOM

Appointed with a panelled bath with an electric shower over and a pedestal wash hand basin, radiator, vinyl flooring and a UPVC double glazed window to the rear elevation.

SEPARATE WC

WC, wood grain vinyl flooring, UPVC double glazed window to the rear and complementary half tiling.

OUTSIDE

To the front of the property is a lawned fore garden. A driveway to the side provides off road parking and access to the rear enclosed garden. Being laid to lawn with outside

lighting, useful under stairs outside store and an outhouse with light and power housing the Main combi boiler.

GARDEN

The generous rear garden is mainly laid to lawn with a paved patio area,



Road Map



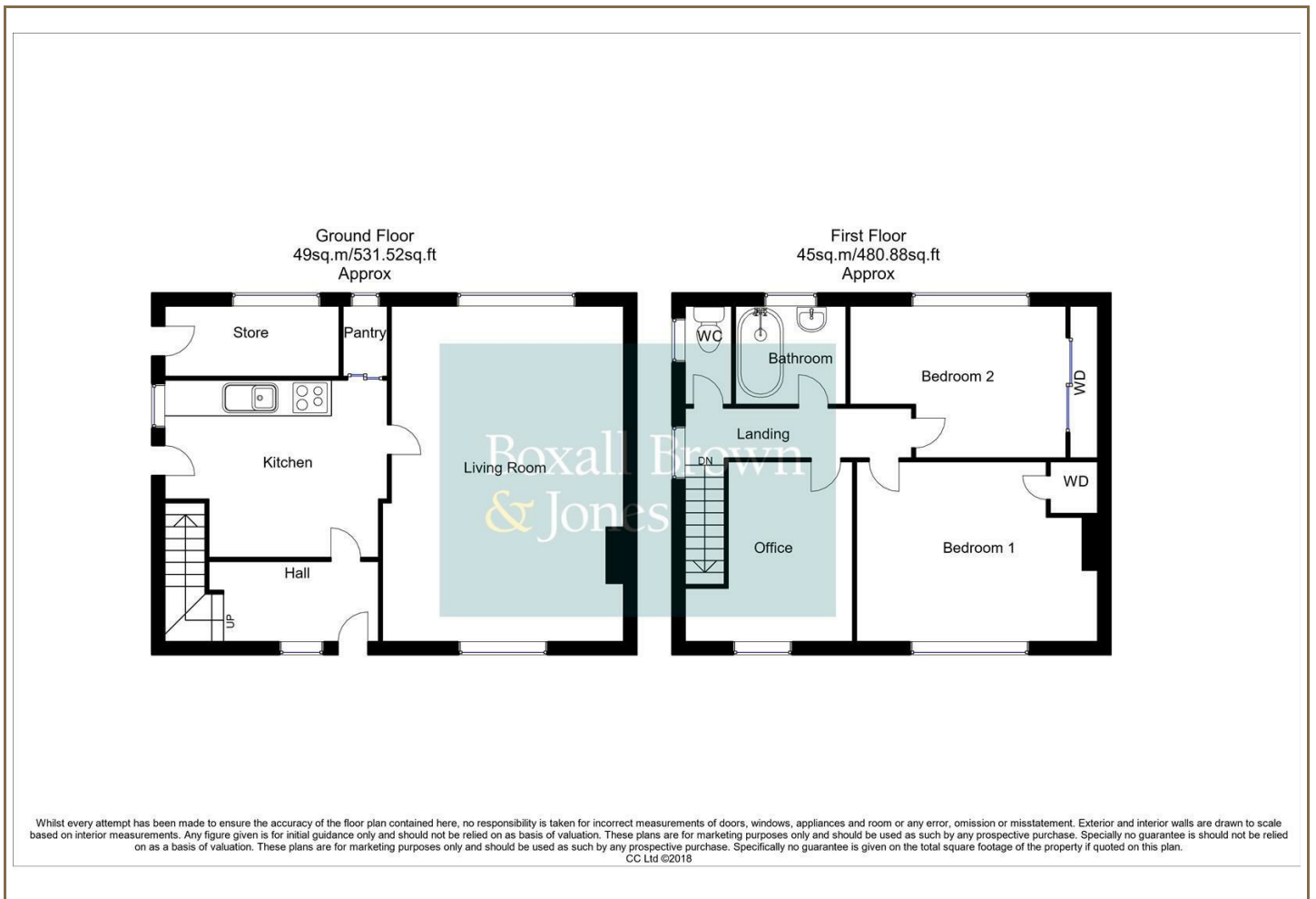
Hybrid Map



Terrain Map



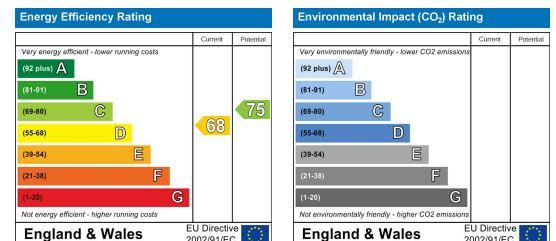
Floor Plan



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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