

Fletcher & Company

71 Becksitch Lane, Belper, DE56 1UZ

Offers Around £165,000

Freehold



- A Well Presented Mid Townhouse
- Skilfully Refurbished By The Current Owner
- Entrance Hall And Modern Fitted Kitchen
- Lounge/Dining Room Opening To The Rear Garden And Patio
- Two Well Proportioned Bedrooms
- Bathroom With A Modern White Suite
- Double Glazed And Electric Heating
- Enclosed Rear Garden And Patio
- Parking To The Rear
- Easy Access To A6, A38, Belper, Derby And The Peak District





Summary

Located on Becksitch Lane, within walking distance of Belper Town Centre, this delightful mid townhouse offers a perfect blend of modern living and picturesque surroundings. Recently refurbished, the property boasts an enviable location with stunning views of The Chevin and open countryside.

Upon entering, you are welcomed into a hallway with stairs leading to the first floor. There is a fitted kitchen to the front and a light and airy lounge/dining room, which serves as the heart of the home. This spacious area is perfect for entertaining guests or enjoying quiet evenings in, and it seamlessly opens to the rear garden and patio, providing a lovely outdoor space for relaxation and al fresco dining.

The townhouse features two well-proportioned bedrooms and a modern bathroom with a three piece suite..

A low maintenance, rear enclosed garden comprises a paved patio, lawn with artificial grass and an additional gravelled patio. The garden has an enclosed surround and a gate which provides access to a rear parking area.

With easy access to the A6, commuting and exploring the surrounding areas is a breeze. This property is not just a house; it is a wonderful opportunity to embrace a lifestyle in a vibrant community. Whether you are a first-time buyer or looking to downsize, this townhouse is sure to impress with its modern amenities and scenic views.

Easy commute to Derby, Nottingham, A38, M1, A50 and The Peak District. Train stations in Derby and Belper provide links to London St Pancras and other major cities.

Do not miss the chance to make this lovely property your new home.

F&C

The Location

Conveniently situated for easy access to Belper town centre and all local amenities including shops, supermarkets, restaurants, pubs, an independent cinema, cafes and Belper Leisure Centre. It is also well placed for local primary and secondary schools and an easy commute to Derby, Nottingham, Ripley, Matlock, with excellent transport links to the A38, A6, and M1, making it an ideal choice for commuters.

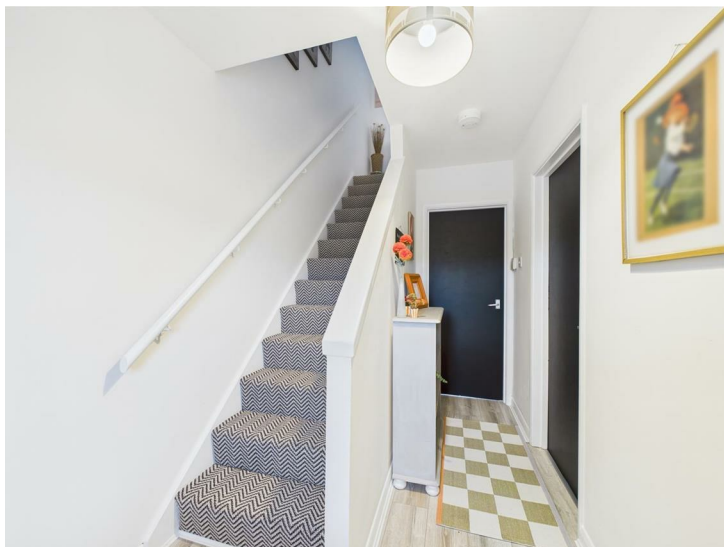
Accommodation

Ground Floor

Entrance Hall

10'11" x 5'11" (3.35 x 1.82)

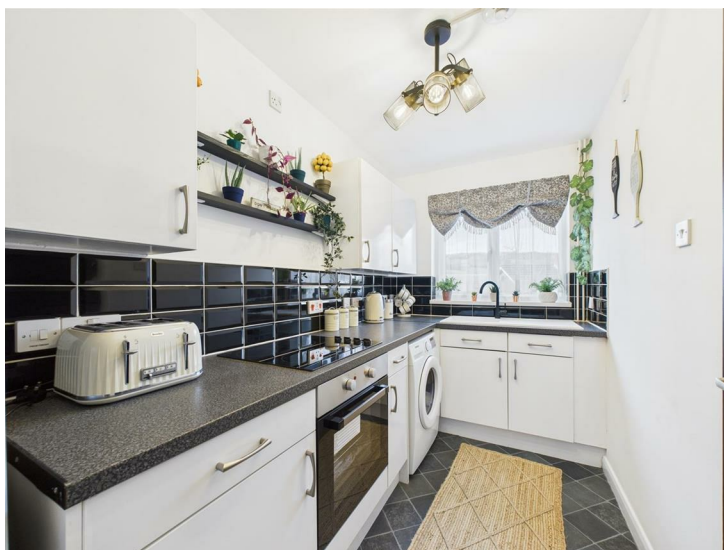
Having a double glazed entrance door, a wood grain effect floor and stairs lead off to the first floor.



Kitchen

11'1" x 5'7" (3.38 x 1.71)

Comprehensively fitted with a range of modern base cupboards, drawers and eye level units with a complementary roll top work surface over incorporating a sink draining unit with mixer tap. There is tiling to all splashback areas and integrated appliances include an electric oven and hob. There is space for a fridge freezer, plumbing for an automatic washing machine and a double glazed window to the front. Having a tiled effect vinyl flooring.



Lounge/Dining Room

13'9" x 11'11" (4.20 x 3.65)

With a wood grain effect floor, a wall mounted electric heater and UPVC double glazed patio doors provide access to and views over the rear garden. An understairs cupboard with light and power provides excellent storage space.



First Floor

Landing

6'2" x 5'4" (1.88 x 1.65)

With access to the roof space and a built-in cupboard providing excellent storage.



Bedroom One

10'7" x 8'11" (3.23 x 2.74)

Having two double glazed windows to the front elevation providing far-reaching views over The Chevin and countryside beyond. There is a wall mounted electric heater and an over stairs built-in cupboard with rail providing excellent hanging space.



Bedroom Two

11'8" x 7'0" (3.58 x 2.14)

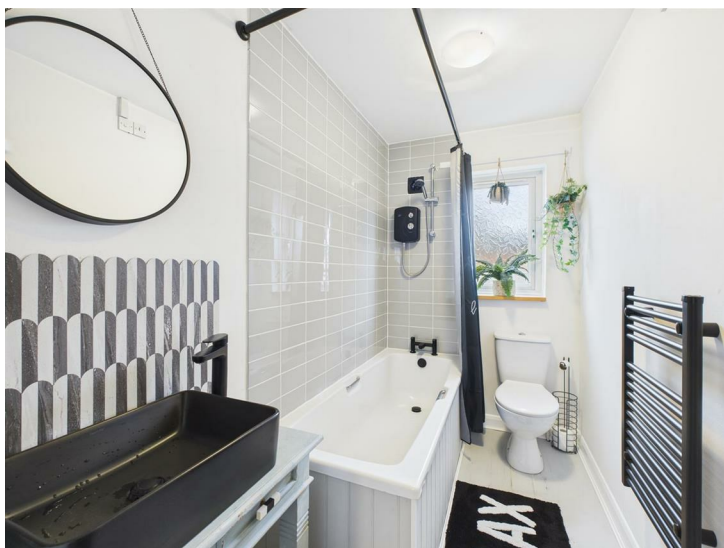
With a UPVC double glazed window to the rear overlooking the garden and a wall mounted electric heater.



Bathroom

8'7" x 4'7" (2.63 x 1.42)

Appointed with a three piece modern white suite comprising a panelled bath with electric shower over, a vanity wash handbasin with mixer tap and a low flush WC. Having tiling to all splashback areas, painted floorboards, a wall mounted heated towel rail and a UPVC double glazed window.

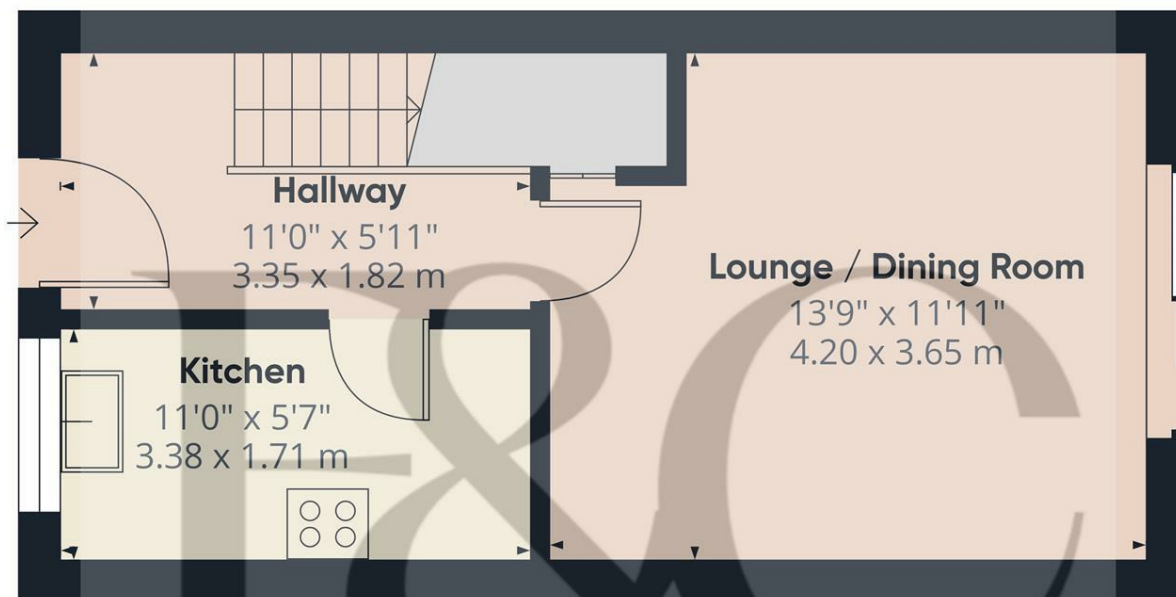


Outside

To the front of the property a path leads to the front door providing access and there is a built-in cupboard which houses the bin store. To the rear off-road parking is provided and a gated access provides access to the rear garden which has a fully enclosed surround and comprises of a paved patio with artificial lawn beyond and additional gravelled patio area. A path provides access to the rear.



Council Tax Band B



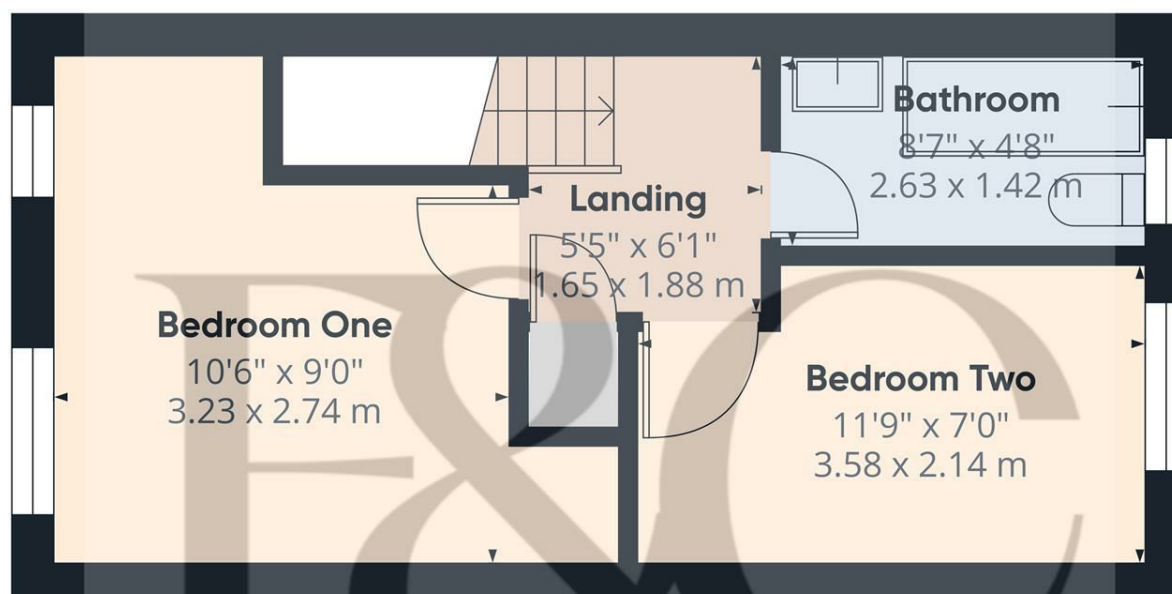
Floor 0

Approximate total area^m
295 ft²
27.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area^m
268 ft²
24.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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71 Becksitch Lane
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Council Tax Band: B
Tenure: Freehold

