Home 2 Sell

Quality Service For Less

1 Soar Close

Belper, DE56 0AE

Offers Over £280,000

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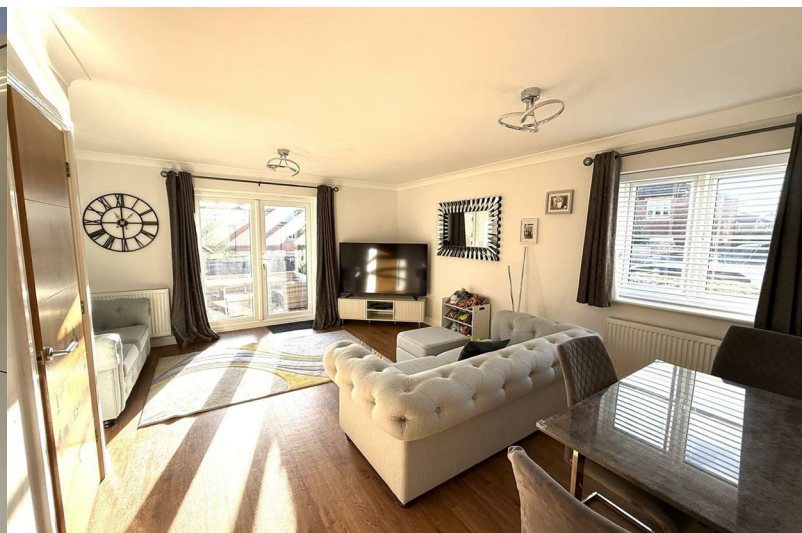


REDUCED FOR LIMITED PERIOD.
Home2sell are delighted to offer this beautifully presented and upgraded three bedroom detached family home with a pleasant landscaped rear garden and impressive block paved generous driveway with a single garage. The PVCu double glazed and gas centrally heated property comprises in brief of a storm porch vestibule, entrance hallway, guest cloakroom WC, fitted kitchen with integrated appliances, large open plan lounge / dining room with useful store cupboard and French doors to the rear garden aspect. To the first floor landing a master bedroom with a luxury en suite shower room, two further well proportioned bedrooms and family bathroom having a three piece suite. Outside to the front a lawn garden with hedge boundary and slate low maintenance feature border. A special feature of the sale is the delightful rear garden which enjoys a most pleasant Southerly aspect and has been beautifully landscaped with a composite decked seating area making an ideal space for el fresco dining and entertaining with a pergola and steps to a quality artificial lawn. The property is well located for ease of access to the many facilities within Belper Town Centre and for local schooling and playing fields. Viewing Essential.

Entrance Hall
Having a storm porch vestibule the property is entered via a quality composite door with glazed inserts, Karndean flooring, central heating radiator and stairs off to the first floor landing.

Guest Cloakroom WC
Having modern white two piece suite comprising of a close couple WC and vanity hand was basin with complimentary splash back tiling, Karndean flooring, ceiling extractor fan and central heating radiator.

Fitted Kitchen
3.15m X 2.51m
This beautiful fitted kitchen has a range of cream high gloss, soft close fitted wall, base and matching drawer units with roll top work surfaces over incorporating an inset granite composite sink with drainer and chrome Swan neck mixer tap, inset stainless steel four burner gas hob with matching electric fan assisted oven and grill, canopy extractor hood with down lighter, space and plumbing for an automatic washing machine, integrated dish washer, larder fridge and freezer, complimentary ceramic tiled splash backs with Karndean flooring, under cupboard lighting and a PVCu double glazed window to front elevation.

Lounge Dining Room
5.28m X 4.78m
This spacious reception room has Karndean flooring throughout, coving to the ceiling and ceiling lights, media connections, useful storage cupboard and two central heating radiators, PVCu double glazed window to the side elevation and PVCu French doors to the rear garden aspect.

To the first floor landing
An attractive area with upgraded balustrade, access to the loft void, useful cupboard and ceiling light.

Master Bedorom
12'4" x 8'7" (3.76m x 2.64m)
Having a PVCu double glazed window to the rear elevation, TV aerial point, ceiling light and central heating radiator.

Luxury Ensuite Shower Room
Having been comprehensively refitted with a three piece suite comprising; close couple WC, wall mounted hand wash vanity unit and walk in shower with chrome thermostatically controlled shower having a rain head and hand held attachment. Complimentary ceramic tiled walls, powder coated column radiator, ceiling extractor fan and recessed lighting.

Bedroom Two
11'3" x 8'7" (3.43m x 2.64m)
Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light.

Bedoom Three
8'5" x 6'7" (2.57m x 2.03m)
Having a PVCu double glazed window to the rear elevation, central heating radiator and ceiling light.

Family Bathroom
Having a three piece suite comprising of a close couple WC, pedestal hand wash basin and a panelled bath with shower over and screen. PVCu double glazed window, extractor fan and central heating radiator. Complimentary splash back tiling and mosaic flooring.

Outside

To the front of the property there is a garden laid mainly to lawn with slate feature border and neat hedgerow. Having a generous blocked paved driveway providing an impressive amount of off road parking continuing to a brick built single garage with up and over door having power, light and personal door to garden.

A special feature of the sale is the delightful rear garden which enjoys a most pleasant Southerly aspect and has been beautifully landscaped with a composite decked seating area with pergola over making an ideal space for el fresco dining and entertaining. Steps lead to an artificial low maintenance lawn area.

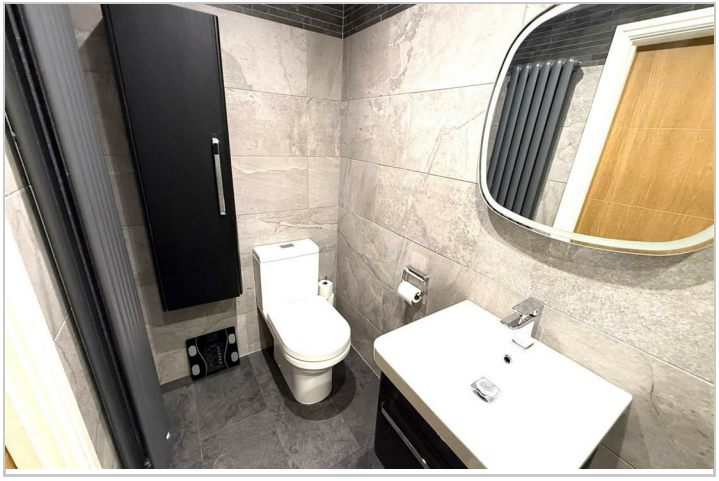
Area

1 Soar 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.

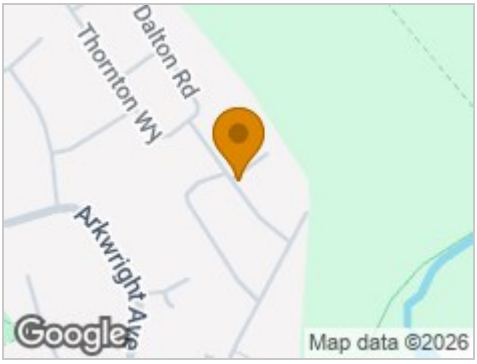
There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

Directional Note

Proceed from our Home2sell Belper office through the Market Place and onto High Street then Spencer Road and at the mini-roundabout continue straight across, which becomes Whitemoor Lane; turn left onto Gregory's Way and then right onto Nailors Way heading towards the top of the road turning left onto Dalton Road and first right into Soar Close where the property will be found immediately on the right clearly denoted by our distinctive Home2sell For sale board.



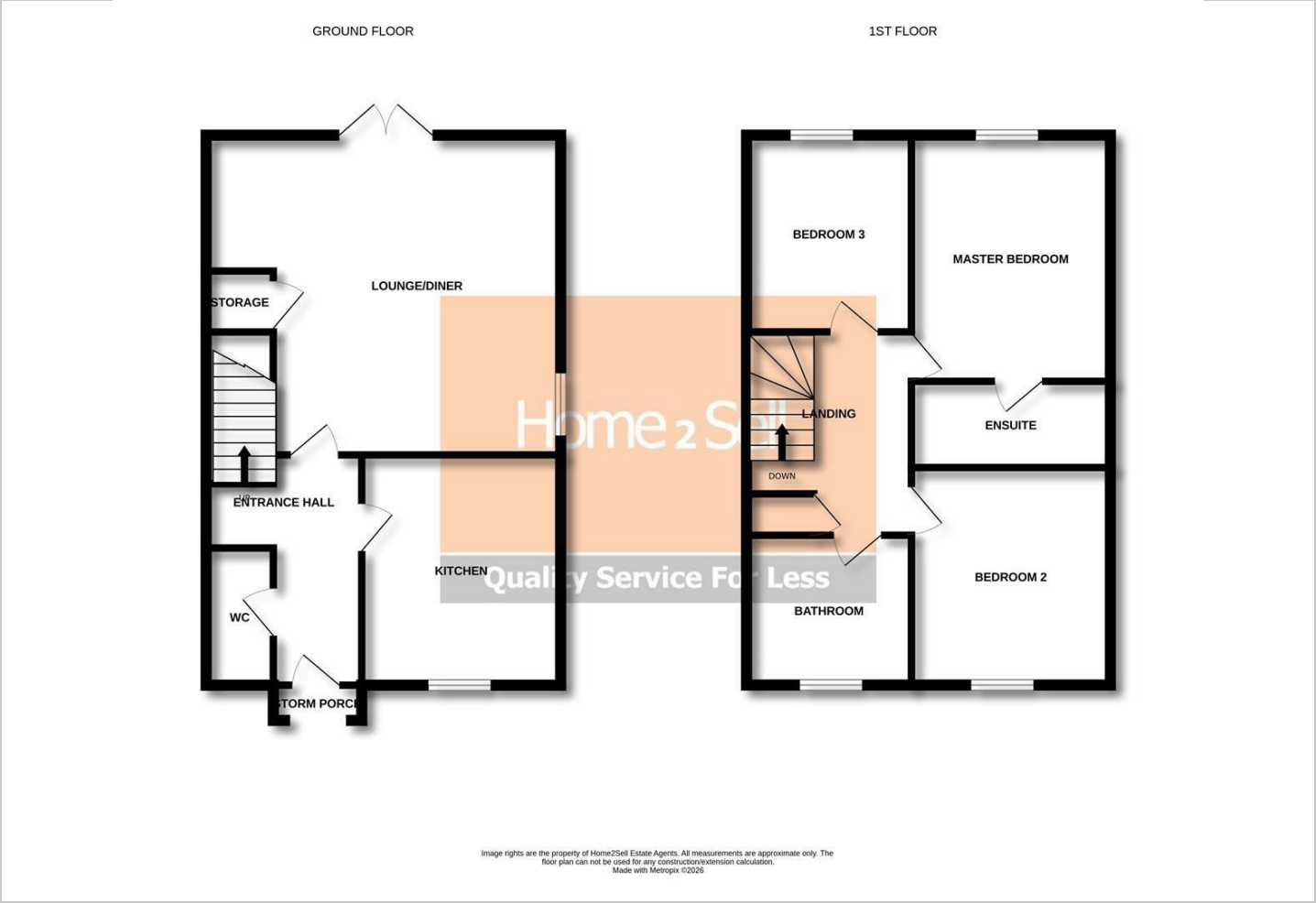
Road Map



Hybrid Map

Terrain Map

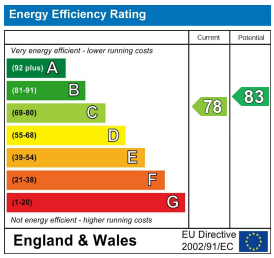
Floor Plan



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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