Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

31 Alder Road, Belper, DE56 1LP

£225,000

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Offered with vacant possession/ no chain. A beautifully presented semi detached family home situated conveniently close to Belper. Having a good sized garden and ample off road parking. Viewing is strongly recommended.

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The welcoming accommodation is a non standard construction. It has been tastefully modernised to offer well proportioned family accommodation comprising an entrance hallway, open plan lounge diner, a spacious breakfast kitchen and guest WC. To the first floor there are three good sized bedrooms and a family bathroom.

Benefitting from UPVC double glazed windows and doors, the rented solar panels produce discounted electricity and gas central heating fired by a combi boiler. The property is not of standard construction and has the relative PRC Certificate.

To the front is a tarmac double driveway providing hardstanding and off road parking for several vehicles. A path to the side allows access to the generous rear garden with a patio and large shed.

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.

ACCOMODATION

A UPVC entrance door allows access.

ENTRANCE HALL

There is a radiator and stairs climb to the first floor.

LOUNGE DINER

23' x 10'8 max (7.01m x 3.25m max)

LOUNGE

12'1 x 10'8 (3.68m x 3.25m)

Having a UPVC double glazed window to the front fitted with bespoke blinds, TV aerial point, radiator and an inset electric fire. Open to:

DINING AREA

10'8 x 9'8 (3.25m x 2.95m)

Having a radiator, UPVC double glazed French doors opening onto the garden and wood effect flooring.

BREAKFAST KITCHEN

18'1 x 9'2 (5.51m x 2.79m)

Well appointed with a range of cream shaker base cupboards, drawers and eye level units with granite effect rolled top work surface over incorporating a one and a half stainless steel sink drainer with hose mixer tap and splash back tiling. Integrated appliances include an electric oven, gas hob, extractor hood, space for a fridge freezer and plumbing for a dishwasher and automatic washing machine. There is under plinth lighting, wood effect flooring, useful under stairs pantry, dual aspect UPVC double glazed windows to the rear and side and a half glazed UPVC

entrance door provides access to the side. The wall mounted Vaillant combi boiler serves the domestic hot water and central heating system.

GUEST WC

Appointed with a low flush WC, pedestal wash hand basin, heated towel radiator, inset spot lighting, vinyl flooring and a UPVC double glazed window to the front.

TO THE FIRST FLOOR

LANDING

There is access to the part boarded roof void.

BEDROOM ONE

12'1 x 10'9 (3.68m x 3.28m)

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

BEDROOM TWO

12'9 x 9'10 max (3.89m x 3.00m max)

There is a UPVC double glazed window to the rear elevation and a radiator.

BEDROOM THREE

11'4 x 9'3 max (3.45m x 2.82m max)

Appointed with an in-built hanging and shelving open wardrobe, a built -in cupboard, radiator and a UPVC double glazed window to the front elevation.

FAMILY BATHROOM

Fitted with a four piece suite comprising a panelled bath with mixer shower over, low flush WC, vanity wash hand basin and a fully tiled double enclosure with rainfall shower. There is complementary tiling, an extractor ran, heated towel radiator and a UPVC double glazed window to the rear.

OUTSIDE

To the front of the property is a tarmac driveway providing off road parking and hardstanding for several vehicles. A path to the side provides access to the rear garden, which is laid to lawn. Having a paved patio, outside lighting, tap, power point and wooden garden shed.

Road Map

Hybrid Map

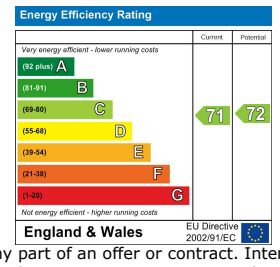
Terrain Map

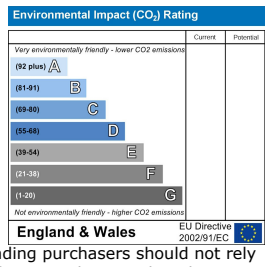
Floor Plan

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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