Home 2 Sell

Quality Service For Less



263 Sandbed Lane

Belper, DE56 0SN

£339,995

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Home2sell are delighted to offer this traditional bay fronted three bedroom semi-detached property with attic space benefitting from a large private rear garden backing onto open fields/countryside, located between Holbrook and Belper. We believe that the property was built in the 1930's and is constructed of brick beneath a pitched tiled roof with the front elevation having an attractive appearance revealed by PVCu double glazed bay windows. An internal inspection will reveal gas central heated living accommodation and briefly consists on the ground floor: Entrance porch, inner porch, entrance hall, lounge with feature fireplace, formal dining room with feature fireplace, conservatory and fitted kitchen. To the first floor a master bedroom with fitted wardrobes, bedroom two with fitted wardrobes and hidden access to the loft space/home office. Further bedroom bedroom and luxury shower room. Outside to the front a tarmacadam driveway provides generous off road parking leading to the garage which has an electric door and separate workshop/storage. With gated access and adjacent well stocked established garden. With out doubt a special feature of the sale is the large private rear garden backing onto open fields and countryside. The garden is mainly laid to lawn with paved patio area immediately to the rear having green house and well stocked established and varied planting which can only be truly appreciated when viewed.





Entrance Porch
The property is entered via a PVCu double glazed French doors with matching side panels and windows. Courtesy door to the garage.

Inner Porch
With PVCu door, wooden internal door with wooden side windows PVCu windows to external.

Entrance Hall
Having stairs off to the first floor landing, useful under stairs storage and central heating radiator.

Fitted Kitchen
8'7" x 6'3" (2.64m x 1.92m)
Having a fitted kitchen comprising of a range of base wall and matching drawer units with work surfaces over incorporating a stainless steel sink drainer unit with chrome Swan neck mixer tap. Having an integrated electric oven with gas four ring hob and extractor canopy over, space for a fridge, breakfast bar, complementary splash back tiling and ceiling light.
Having a PVCu door with opaque glazed insert and a wooden internal window to the conservatory.

Dining Room
11'1" reducing 9'7" x 11'10" (3.39m reducing 2.93m x 3.63m)
Having internal double doors and windows to the conservatory aspect, inset electric fire and internal folding doors with opaque glazed inserts to the lounge and ceiling light.

Lounge
11'2" x 12'7" (3.42m x 3.86m)
Having a PVCu double glazed walk in bay window to the front elevation, central heating radiator and feature electric fire set on a raised stone hearth with stone surround.

Conservatory
13'9" max x 14'2" max (4.21m max x 4.33m max)
Having PVCu double glazed windows to the rear garden aspect with French doors opening to the patio terrace. Glazed apex roof system, ceiling light and fan. PVCu door to the side, television point and utility and laundry area/cupboard having space and plumbing for an automatic washing machine and space for a tumble dryer.

Garage
31'4" x 7'4" max (9.57m x 2.24m max)
Having an electric up and over door, space for two cart parked in tandem, water tap, ceramic tiled flooring and wall lighting.

Storage / Workshop
15'11" x 7'10" (4.87m x 2.41m)
Having PVCu double glazed window to the side elevation, PVCu door and gas combination boiler which services the domestic hot water and central heating system.

To the first floor landing
Having wall light and PVCu double glazed window to the side elevation.

Master Bedroom
13'9" max x 9'1" (4.21m max x 2.77m)
Having a PVCu double glazed walk in bay window to the front elevation, central heating radiator, fitted wardrobes, dresser and ceiling light.

Bedroom Two
10'10" x 8'11" (3.31m x 2.73m)
Having a PVCu double glazed window to the rear elevation enjoying a fine aspect and views over the valley, central heating radiator and ceiling light. Fitted wardrobes with draws, cupboards and shelving. Concealed fixed ladder access to the attic space/home office.

Attic Space/ Home Office
13'5" max x 11'9" max (4.10m max x 3.60m max)
Having a Velux style window and recessed lighting. Useful storage.

Bedroom Three
7'3" x 6'4" (2.22m x 1.95m)
Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light. Fitted wardrobe cupboard and dresser.

Luxury Family Shower Room
Having a modern three piece suite comprising of a close couple WC, vanity hand wash basin with built in cabinet and tiled shower enclosure. PVCu double glazed opaque window to the rear elevation, recessed ceiling lighting, complementary floor and wall tiling and chrome ladder style heated towel rail.

Outside
Outside to the front a tarmacadam driveway provides generous off road parking leading to the garage which has an electric door and separate workshop/storage. With gated access and adjacent well stocked established garden. With out doubt a special feature of the sale is the large private rear garden backing onto open fields and countryside. The garden is mainly laid to lawn with paved patio area immediately to the rear having a Hartley Botanic green house and well stocked established and varied planting which can only be truly appreciated when viewed

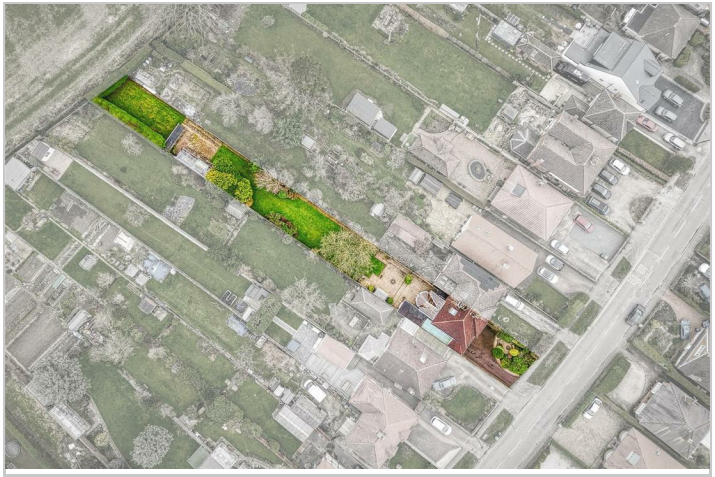
Area
263 Sandbed Lane is situated approximately a mile and a half from the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's outer ring road provides convenient onward travel to the major trunk roads and the motorway network.
Within close walking distance is the White Hart public house and recreation ground both ideally suited for families. The property would be ideally suited for those with an interest in walking.
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 our Belper office proceed up on to the Market Place, High Street and onto Spencer Road. At the mini island turn right onto Short Street, then at the second mini island turn left on to Nottingham Road, which continues onto Kilbourne Road, follow the road and at the brow of the hill beside the "Hop Inn" public house turn right into Sandbed Lane where the property can be found on the left hand side clearly denoted by our distinctive Home2sell For Sale Board.









Road Map



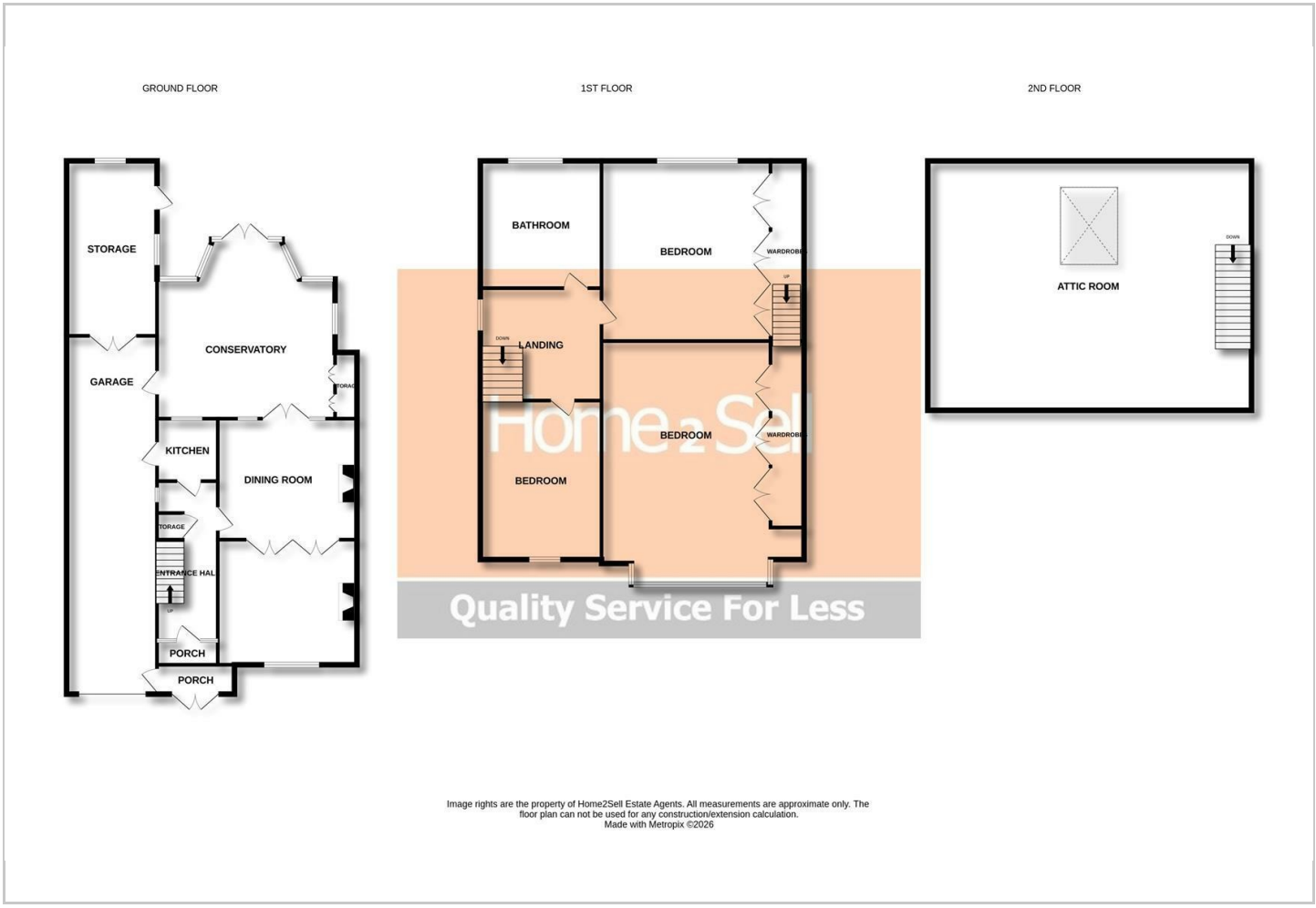
Hybrid Map



Terrain Map



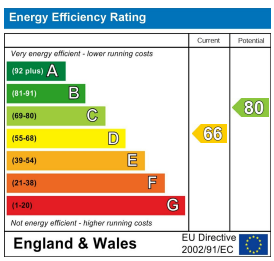
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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