



Hillary Close
Belper

burchell
edwards



Property Description

Occupying a pleasant position on the popular residential cul-de-sac of Hillary Close, this well-presented three-bedroom detached home offers spacious and versatile accommodation ideal for families and those looking to upsize within the Belper area.

The property is approached via a driveway providing off-road parking and opens into a welcoming entrance porch, leading through to a generous lounge, providing a comfortable and relaxing living space. To the rear, a separate dining room flows seamlessly into the kitchen, creating an excellent layout for everyday living and entertaining, with further access into a conservatory that enjoys views over the rear garden.

Additional ground-floor benefits include a downstairs WC and a converted garage, offering flexible space suitable for a home office, playroom, or additional reception room.

To the first floor, the property offers three bedrooms, including a well-proportioned principal bedroom with en-suite shower room, along with a modern family bathroom serving the remaining bedrooms.

Externally, the rear garden is a particular highlight, providing a pleasant and private outdoor space ideal for relaxing or entertaining, while the front driveway offers convenient off-road parking. Situated within easy reach of Belper town centre, local schools, amenities, and excellent transport links, this home represents an excellent opportunity in a sought-after location.

Entrance Porch

Accessed via a UPVC double glazed door to the front elevation and door leading to:

Lounge

Having a feature gas fireplace, two central heating radiators, UPVC double glazed window to the front elevation, door leading to an inner hall and to:

Dining Room

Having central heating radiator, bi-folding doors to the conservatory and an archway to:

Kitchen

A modern kitchen fitted with a range of matching wall and base units with complementing work surfaces over, incorporating a sink/ drainer unit with chrome mixer tap over and a gas burning hob. There is a tiled splashback, integrated appliances including; A fridge, dishwasher and washing machine and enclosed boiler. There is a UPVC double glazed window to the rear elevation and UPVC double glazed door to the side elevation.

Conservatory

With tiled roof and UPVC double glazed windows to both sides and rear elevation, UPVC double glazed door to the side elevation giving access into the garden, radiator and underfloor heating.

Inner Hall

With under stair store cupboard, central heating radiator, stairs rising to the first floor landing, doors off to lounge, W.C and snug.

Snug

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

Cloakroom/ W.C

Having low level W.C and wall mounted wash hand basin and central heating radiator.

First Floor Landing

Having UPVC double glazed window to the side elevation, central heating radiator, loft hatch giving access to the loft and doors off to three well-proportioned bedrooms and family bathroom.

Bedroom One

Having UPVC double glazed window to the rear elevation, enjoying an aspect over the garden and views of Belper, central heating radiator, fitted wardrobes and door leading to:

En Suite

A three piece suite with a walk-in shower cubicle, low level W.C and pedestal wash hand basin with chrome mixer tap over. There is a heated towel rail and UPVC double glazed obscured window to the rear elevation.

Bedroom Two

Having UPVC double glazed window to the front elevation, central heating radiator and fitted wardrobes.

Bedroom Three

Having UPVC double glazed window to the front elevation, central heating radiator and fitted wardrobes.

Bathroom

A modern three piece suite, comprising of a panelled bath with chrome shower attachments and taps over, low level W.C and wash hand basin built into vanity unit with chrome mixer taps over. There is a heated towel rail, underfloor heating and UPVC double glazed obscured window to the rear elevation.

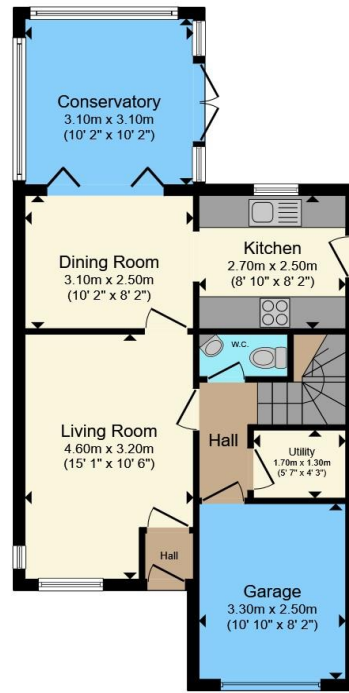
Outside

To the front, the property is accessed via a block-paved driveway, providing ample off-road parking. There is gated side access leading to a side path that leads to the rear garden. The rear garden is generous in size, with fences boundaries and is laid mainly to lawn. There is a paved patio area and paved pathway leading to the bottom of the garden.

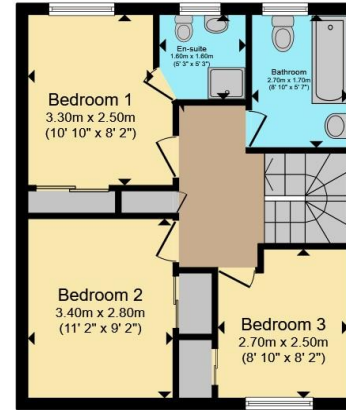








Ground Floor



First Floor

Total floor area 100.3 m² (1,080 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

T 01773 822622
E belper@burchelledwards.co.uk

1-3 Bridge Street
 BELPER DE56 1AY

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

check out more properties at burchelledwards.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BEL206198 - 0004