



16 Walcote Close, Belper, DE56 0HA

£239,950



Offered with vacant possession/ no chain. A modern semi detached family home situated in a quiet cul de sac location offering three bedroom accommodation with driveway providing ample off road parking and rear garden. Viewing is strongly recommended.



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Situated at the head of a quiet cul de sac location, the well maintained and beautifully presented modern accommodation comprises an entrance hallway, lounge with an arch through to dining room, fitted kitchen, three good sized bedrooms and a family bathroom.

Benefitting from gas central heating and double glazed windows and doors.

To the front of the property is lawned fore garden with a tandem double driveway to the side providing ample off road parking. The rear garden is laid to lawn with a sunny paved patio.

Situated in a popular location close to local amenities and within walking distance of Belper with its busy railway station, excellent schools, shopping, bars, restaurants and leisure facilities. Belper is renowned for its historic Mills, character and charm having easy access to Derby and Nottingham via major road links ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

ACCOMMODATION

A half glazed UPVC entrance door allows access.

ENTRANCE HALLWAY

Having a BT point, radiator, double glazed window to the side and stairs climb to the first floor.

LOUNGE

13'6 x 12'3 (4.11m x 3.73m)

A light and spacious room with a UPVC double glazed window to the front, two radiator, TV aerial point, a useful under stairs cupboard and a feature arch open into :

DINING ROOM

11'2 x 7'7 (3.40m x 2.31m)

Having wood grain flooring, radiator and sliding patio doors, which open onto the rear garden.

KITCHEN

10'9 x 11'2 max (3.28m x 3.40m max)

Comprehensively appointed with a range of beech effect base cupboards, drawers and eye level units with dark wood grain effect work surface incorporating a one and a half stainless steel sink drainer with mixer taps and splash back tiling. Integrated appliances include an electric oven, gas hob, extractor hood, plumbing for an automatic washing machine and space for a fridge freezer. There is a kick plate electric heater, range of shelving, double glazed window to the rear and a wall mounted Worcester combi boiler (serving the domestic hot water and central heating system).

TO THE FIRST FLOOR

GALLERY LANDING

There is a double glazed window to the side elevation, access to the part boarded roof void and a built-in cupboard providing linen storage.

BEDROOM ONE

13'7 x 9'3 (4.14m x 2.82m)

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

BEDROOM TWO

10'11 x 8'10 (3.33m x 2.69m)

There is a radiator, UPVC double glazed window to the rear and TV aerial point.

BEDROOM THREE

9'11 x 7'2 (3.02m x 2.18m)

A UPVC double glazed window to the front elevation, radiator and a TV aerial point.

BATHROOM

Appointed with a white three piece suite comprising a panelled bath with an electric shower over and glazed screen, pedestal wash hand basin with a cupboard beneath and a low flush WC. There is an extractor fan, radiator, wood grain effect vinyl flooring and a double glazed window to the rear.

OUTSIDE

To the front of the property is lawned fore

garden with a path leading to the front door. A tandem driveway to the side provides ample off road parking and leads to the rear garden.

GARDEN

The sunny rear garden is laid to lawn with a paved patio, perfect for alfresco dining and entertaining, new boundary fencing, outside light, tap, external power point and seating area.



Road Map



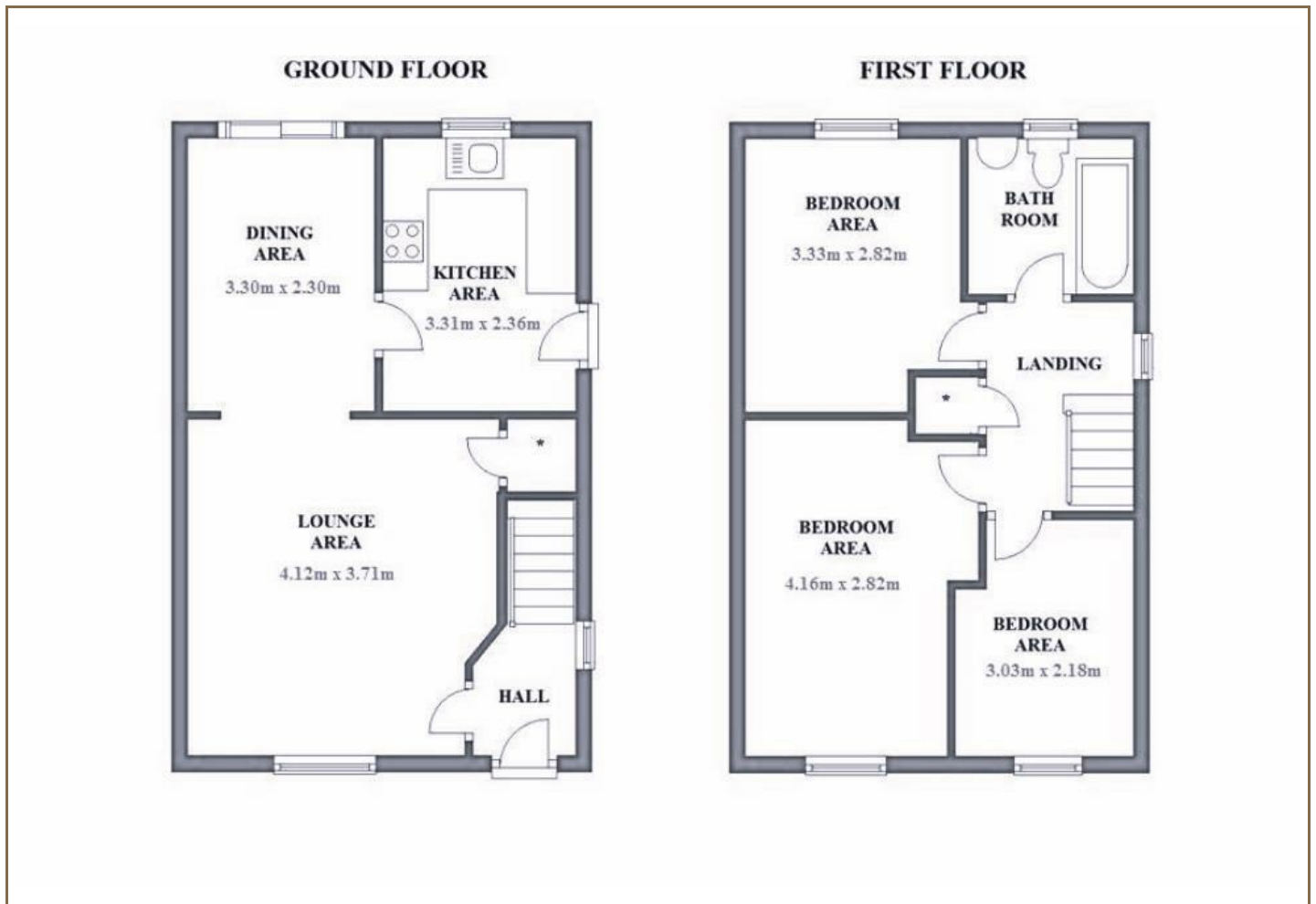
Hybrid Map



Terrain Map



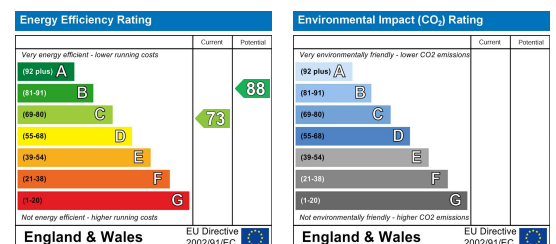
Floor Plan



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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