

Home 2 Sell

Quality Service For Less



## 11 Derwentside Drive

Belper, DE56 1RD

Offers Over £300,000





Home2sell are delighted to offer this recently built three bedroomed home set on a modern development within walking distance of Belper Town Centre and beautiful surrounding countryside. Being built by Wheeldon homes the accommodation comprises in brief of; Entrance Hall, Guest Cloakroom WC, Lounge with stairs off to the first floor landing, a beautiful fitted Dining Kitchen and Utility. To the first floor landing three bedrooms the Master having fitted wardrobes and an en suite shower room and a luxury family bathroom having a three piece suite. Outside to the side a block paved driveway provides off road parking for two vehicles and to the rear a delightful enclosed garden having a lawn with patio which backs onto woodland and field. Solar panels and car charging point. Viewing Essential.



### Entrance Hall

Having a storm porch canopy the property is entered via a composite door with double glazed window to the front elevation, central heating radiator and ceiling light.

### Guest Cloakroom WC

Having a two piece suite comprising of a close couple WC and a pedestal hand wash basin. Vinyl flooring, double glaze window to the side elevation, central heating radiator and ceiling light.

### Lounge

9'5" x 12'8" extending 13'0" x 15'5" red 11'8" (2.89m x 3.87m extending 3.97m x 4.72m red 3.57m )

Having quality Karndean flooring, two central heating radiators, two ceiling lights, double glazed window to the front elevation, television point, feature wall panelling and stairs off to the first floor landing.

### Open Plan Dining Kitchen

11'0" extending 16'8" x 15'10" reducing 12'1" (3.36m extending 5.09m x 4.83m reducing 3.70m )

This beautiful room has a modern fitted kitchen comprising of a range of base wall and matching drawer units with work surfaces over incorporating an inset stainless steel sink with chrome Swan neck mixer tap. Integrated electric fan assisted oven, gas five ring hob with stainless steel extractor canopy over, integrated fridge / freezer, integrated dishwasher,

Karndean flooring, double glazed window to the rear garden aspect, recessed ceiling lighting, under unit lighting and cupboard housing the Vaillant gas central heating boiler which services the domestic hot water and central heating system.

The dining area has feature wall panelling, Karndean

flooring, PVCu double glazed French doors to the rear garden aspect, central heating radiator and ceiling light.

### Utility

5'8" x 5'2" (1.74m x 1.58m )

Having space and plumbing for an automatic washing machine, space for a tumble dryer. Base unit with work surface over having an inset stainless steel sink with chrome mixer tap. Karndean flooring and recessed ceiling lighting.

### To the first floor landing

Having a double glazed window to the side elevation, useful storage cupboard, central heating radiator and ceiling light.

### Bedroom One

10'0" x 9'10" (3.05m x 3.00m )

Having a double glazed window to the front elevation, central heating radiator, mirror fronted fitted wardrobe and ceiling light. Door to en suite.

### En suite Shower Room

Having a three piece suite comprising of a close couple WC, pedestal hand wash basin and a shower enclosure having complimentary tiling and a thermostatically controlled shower. Central heating radiator, recessed ceiling lighting and half wall tiling. Electric shaver point.

### Bedroom Two

9'10" x 11'4" (3.00m x 3.46m )

Having a double glazed window to the rear elevation enjoying a fine aspect and view, central heating radiator and ceiling light.

### Bedroom Three

10'9" x 6'7" (3.30m x 2.01m )

Having a double glazed window to the rear elevation enjoying a fine aspect and view, 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 bath with panelled side and shower attachment, complimentary wall tiling, double glazed opaque window and chrome ladder style heated towel rail.

### Outside

Outside to the side a block paved driveway provides off road parking for two vehicles and to the rear a delightful enclosed garden having a lawn with well stocked border, patio which backs onto woodland and field. Pergola and seating area.

### Area

Derwentside is situated approximately a half 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

Leave the offices of Home2sell via Queen Street which becomes The Fleet, continue along The Fleet taking a right hand turn onto Becksitch Lane. Turn left on to the A6 towards Milford taking the first left on to the New Wheeldon Estate where Derwentside can be found.





Road Map



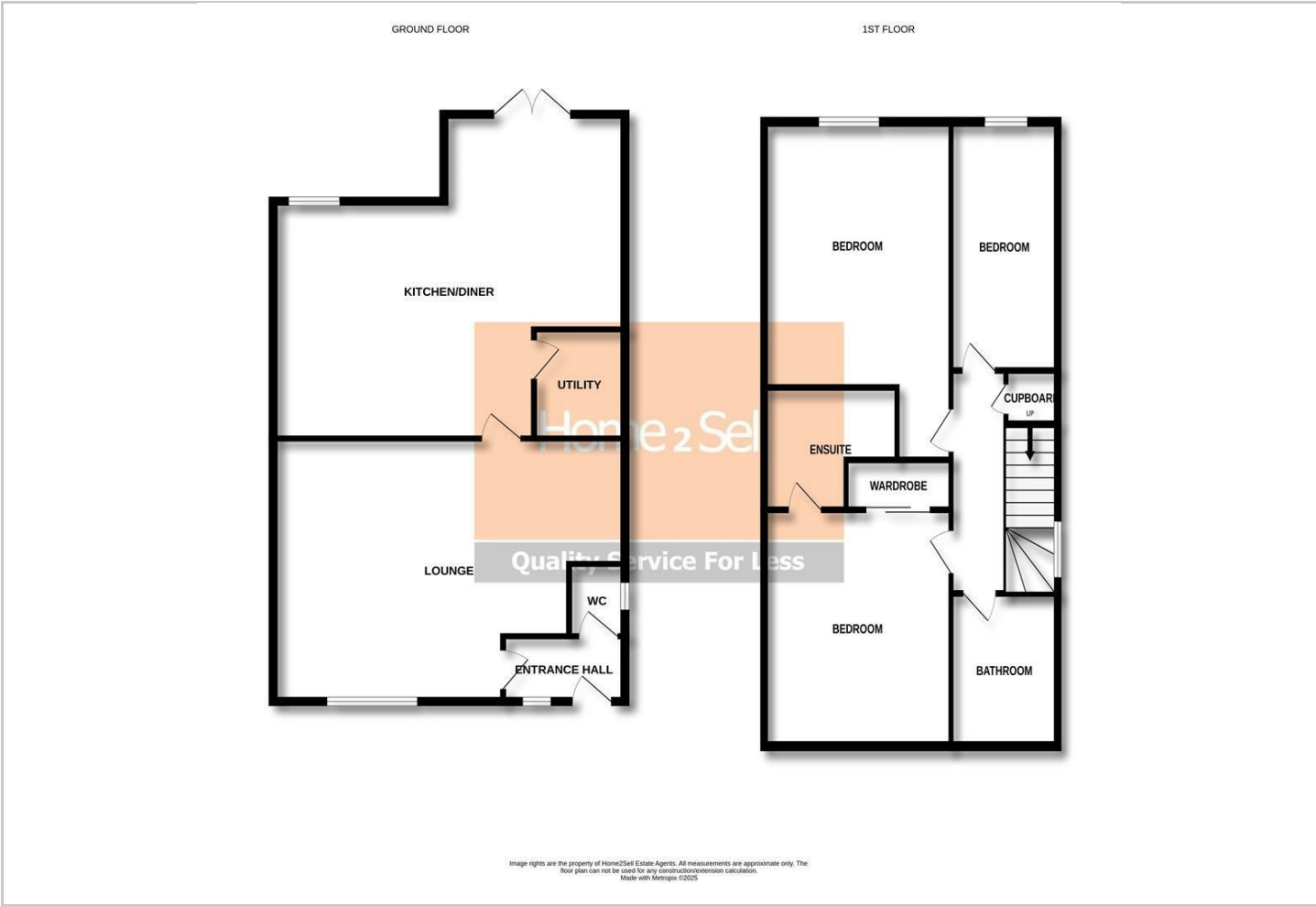
Hybrid Map



Terrain Map



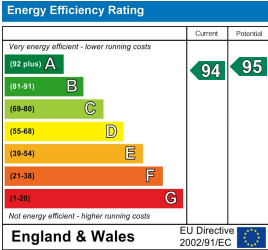
Floor Plan



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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