



## 35 Marston Close, Belper, Derbyshire, DE56 1TP

**£379,950**



An impressive detached family home situated in a quiet cul de sac location, close to local amenities. Offering immaculately presented and individually styled contemporary four bedroomed accommodation. Occupying a generous plot with mature landscaped gardens, ample car parking and single garage. Viewing is highly recommended.



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The contemporary styled family accommodation comprises a reception hallway, guest WC, spacious lounge, open plan into dining room with conservatory and contemporary styled kitchen with integrated appliances. There are four good sized bedrooms (principal with ensuite shower room) and a luxury family bathroom.

Benefiting from UPVC double glazed windows and composite doors, upgraded central heating system with under floor heating and security alarm system.

To the front of the property is a driveway leading to single garage and secure gates provide access to the generous landscaped garden extending to approx 1/4 acre with a variety of mature trees, shrubs and flowering plants with wildlife pond and a sunny patio area, perfect for alfresco dining and enjoying a high degree of privacy.

Located in a popular area of Belper close to excellent local amenities, schools and within walking distance of Belper with its busy railway station, shopping, bars, restaurants and leisure facilities. There are many country walks close by and easy access to major road links ie: A38 and M1 to Derby and Nottingham, whilst A6 provides the gateway to the stunning Peak District.

## ACCOMMODATION

A stylish half glazed composite entrance door with bespoke glazed insert allows access.

## RECEPTION HALLWAY

Having porcelain tiled flooring, radiator, UPVC double glazed window to the side and stairs climb off to the first floor.

## GUEST WC

Appointed with a stylish wall mounted wash hand basin with mirror splash back and low flush WC. There is decorative tongue and groove panelling, radiator, UPVC double glazed window to the side and matching porcelain tiled flooring.

## SITTING ROOM

15'7 x 11'8 (4.75m x 3.56m )

A contemporary door with glazed inset opens into an individually styled lounge with button effect feature wall, cascade touch lighting, slimline radiator, ash wood effect flooring and natural granite tile feature with living flame gas fire, TV aerial point, satellite connection, telephone point, feature lighting and box bay UPVC double glazed window to the front. Open into :

## DINING ROOM

13'4 x 9'5 (4.06m x 2.87m)

There is matching ash wood effect flooring, coving, semi circular ceiling feature with inset spot lighting, radiator, French doors open into the conservatory and contemporary glazed door provides access to the :

## QUALITY FITTED KITCHEN

15' x 9' (4.57m x 2.74m)

Comprehensively appointed with a contemporary range of base cupboards, drawers and eye level units in contrasting black and white with matt worksurface over incorporating a composite sink drainer with mixer tap and natural stone splash back tiling. Integrated appliances include electric double oven and grill, 5 ring gas hob, extractor hood, dishwasher, fridge, freezer and plumbing for an automatic washing machine. There is a UPVC double glazed window to the rear overlooking the garden, under plinth mood lighting, porcelain tiled flooring with under plinth heating and a glazed UPVC entrance door allows access to the side.

## CONSERVATORY

9'10 x 9'1 (3.00m x 2.77m)

Currently used has a work space. The conservatory is constructed with UPVC full length windows and doors, half and half polycarbonate roof and sun shade with inset

lighting ash wood effect flooring and power points.

## FIRST FLOOR LANDING

There is a UPVC double glazed window to the side elevation enjoying views over Belper.

## BEDROOM ONE

13'2 x 8'7 (4.01m x 2.62m)

A beautifully decorated room with feature panelling and quality wallpaper. There is a UPVC double glazed window to the front, telephone point, TV aerial point, radiator and curved recessed spot lighting with his and hers pendant reading lights .

## ENSUITE

Appointed with a three piece suite comprising shower enclosure with drench thermostatic power shower, wall mounted wash hand basin and low flush WC. Complementary granite tiling with contrasting white tiles, heated towel radiator, granite floor tiling, extractor fan, shaver point and UPVC double glazed window to the side elevation.



## BEDROOM TWO

12'2 x 8'7 (3.71m x 2.62m )

Having a copper feature wall, wood effect flooring, radiator, coving and a UPVC double glazed window overlooks the garden.

## BEDROOM THREE

10'1 x 9'2 max measurements (3.07m x 2.79m max measurements)

There is a UPVC double glazed window to the front elevation, radiator, wood effect flooring and an in-built cabin bed with storage beneath. There is access to the part boarded roof void.

## BEDROOM FOUR

9'1 x 7'4 (2.77m x 2.24m )

Currently being used has a home office. There is a UPVC double glazed window to the rear elevation overlooking the garden, ash wood effect flooring, decorative tongue and groove panelling, coving, wall lighting and USB power points.

## LUXURY FAMILY BATHROOM

Appointed with a three piece luxury suite

comprising comprising double ended bath with bath filling taps, wall mounted wash hand basin and low flush WC. There is a heated towel radiator, ceramic tiled flooring with under floor heating, inset spot lights, UPVC double glazed window to the side elevation, extractor fan and complementary half tiling.

## OUTSIDE

To the front of the property is a driveway providing off road parking for two vehicles and leading to a satellite single garage. There is a gravelled path with timber decks, outside lighting, established island bed creating a sunny seating area and secure gates to either side provide access to the rear garden.

## GARAGE

Having up and over door, light, power, electric car charging point, window, overhead storage and a personal door into the garden.

## REAR GARDEN

The generous well stocked garden extends to approx 1/4 of an acre of mature landscaped



gardens with gravelled paths, wildlife ponds, cascading water feature, wooden sheds and summer house creating a quiet relaxation area overlooking the garden, established trees, shrubs and flowering plants, fruit garden and sunny paved patio.



## Road Map



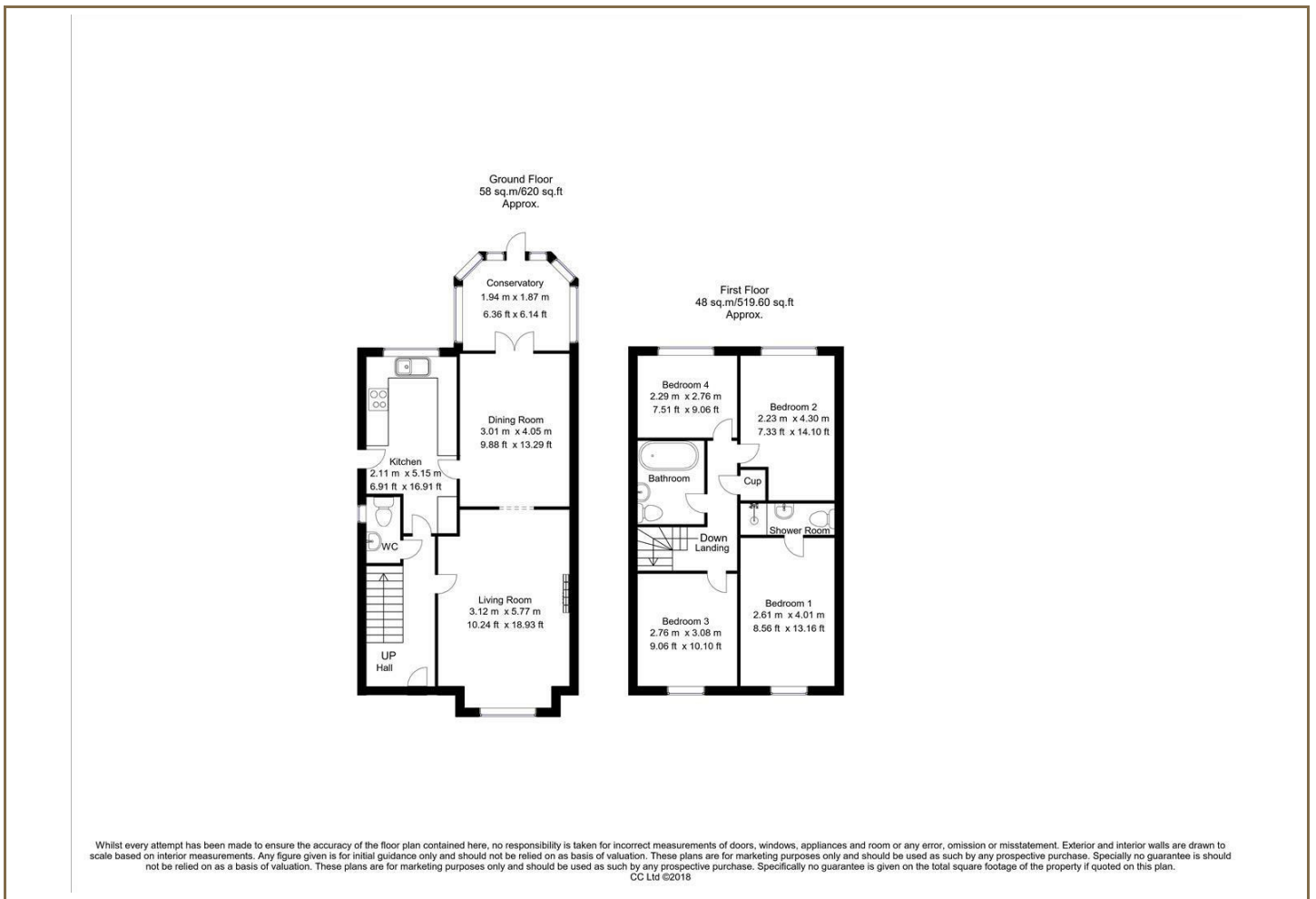
## Hybrid Map



## Terrain Map



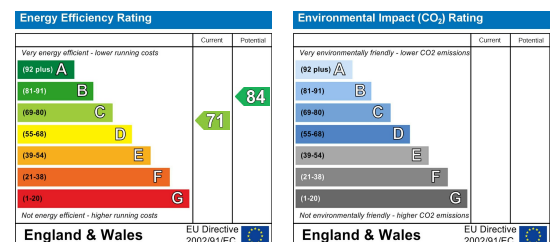
## Floor Plan



## 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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