

Home 2 Sell

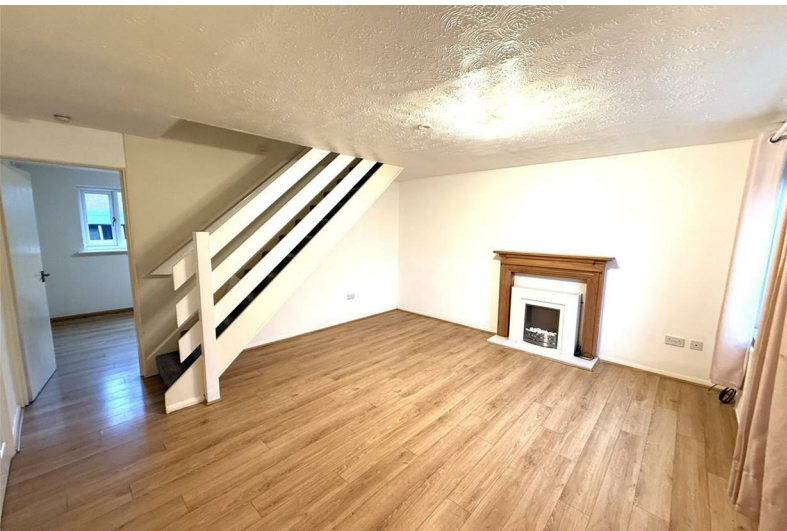
Quality Service For Less



## 170 John O Gaunts Way

Belper, DE56 0DG

Offers Around £199,999



Occupying this popular and convenient location is this modern three bedroomed residence, which represents an excellent opportunity for the discerning purchaser, looking to acquire a superbly presented family home offering superb versatile living accommodation. Having the benefit of sealed unit PVCu double glazing, gas central heating. A recommended internal inspection will reveal: Porch, lounge/dining room with feature fireplace and a fitted dining kitchen with built in appliances. To the first floor, the landing leads to a Master Bedroom and two further well proportioned bedrooms and recently refitted family bathroom having a three piece suite. To the outside there is off road parking and a single garage. With gardens to three sides. VIEWING ESSENTIAL. Sold with no upward chain. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



### Entrance Porch

The property is entered via a PVCu door with PVCu sealed unit double glazed window to the side elevation, hanging space and laminate wood grain effect flooring.

### Lounge Dining Room

4.53 x 4.29

The focal point of the room is an electric fire set on a marble aggregate hearth with matching back drop and wooden surround. With a PVCu sealed unit double glazed window to the front elevation, laminate wood grain effect flooring, central heating radiator and ceiling light. Television Point and stairs off to the first floor landing.

### Fitted Dining Kitchen

14'11" x 9'7" (4.55m x 2.93m )

Having a fitted kitchen comprising of a range of base wall and matching drawer units with Oak block work surfaces over incorporating a sink drainer unit with Swan neck mixer tap, integrated fridge freezer, gas cooker and hob with stainless steel extractor canopy over. With laminate flooring, central heating radiator, two PVCu sealed unit double glazed windows to the rear elevation and a PVCu door with glazed insert to the rear garden aspect.

### To the first floor landing

Having access to the loft void and ceiling light.

### Master Bedroom

10'9" x 8'2" (3.29m x 2.49m )

With laminate flooring, PVCu sealed unit double glazed window to the front elevation, central heating radiator, built in wardrobe. Ceiling light and recessed lighting.

### Bedroom Two

8'2" x 11'4" reducing 9'8" (2.51m x 3.46m reducing 2.95m )

Having laminate flooring, central heating radiator, PVCu sealed unit double glazed window to the rear elevation and ceiling light.

### Bedroom Three

7'10" x 6'5" (2.40m x 1.96m )

With a laminate flooring, PVCu sealed unit double glazed window to the front elevation, ceiling light and central heating radiator.

### Family Bathroom

Having a recently refitted three piece suite comprising of a P shaped bath with panelled side and having a thermostatically controlled shower unit with rain head and hand held attachment. Fitted vanity hand wash basin with built in cabinet and concealed cistern WC. Vinyl flooring, complimentary tiling and panelling, chrome ladder style heated towel rail, PVCu double glazed opaque window and ceiling light. Cupboard housing the domestic hot water tank.

### Outside

The attractive gardens surround the property on three sides and comprise front garden and a side garden, both neatly laid to lawn. Detached garage electric light and power.

### Area

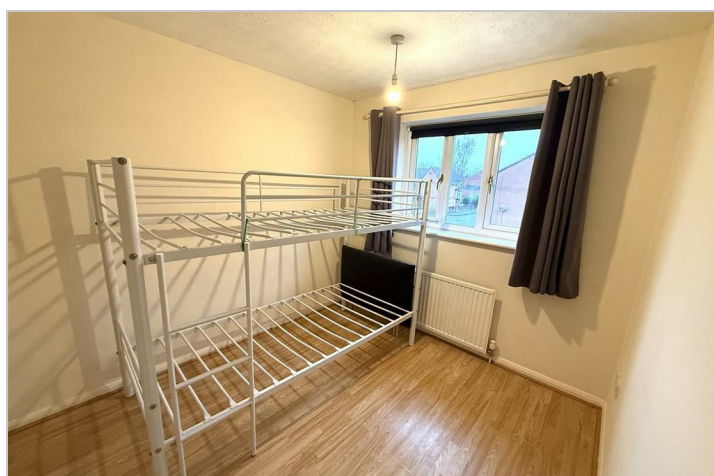
170 John O Gaunts is situated approximately a mile and a half from the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the

south. Derby's outer ring road provides convenient onward travel to the major trunk roads and the motorway network.

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 leaving the office, turn right and travel up New Road. Proceed over the traffic lights, up past the Market Place and take the one way system out of Belper up High Street, down Spencer Road, turning right at mini roundabout and then left at the next mini roundabout onto Nottingham Road. At the roundabout turn left into John O Gaunts Way and Number 170 will be eventually reached on the right hand side. Alternatively John O Gaunts Way can be approached from Whitemoor Lane, Number 170 then being on the left hand side. Clearly denoted by our distinctive Home2sell For sale board.



## Road Map



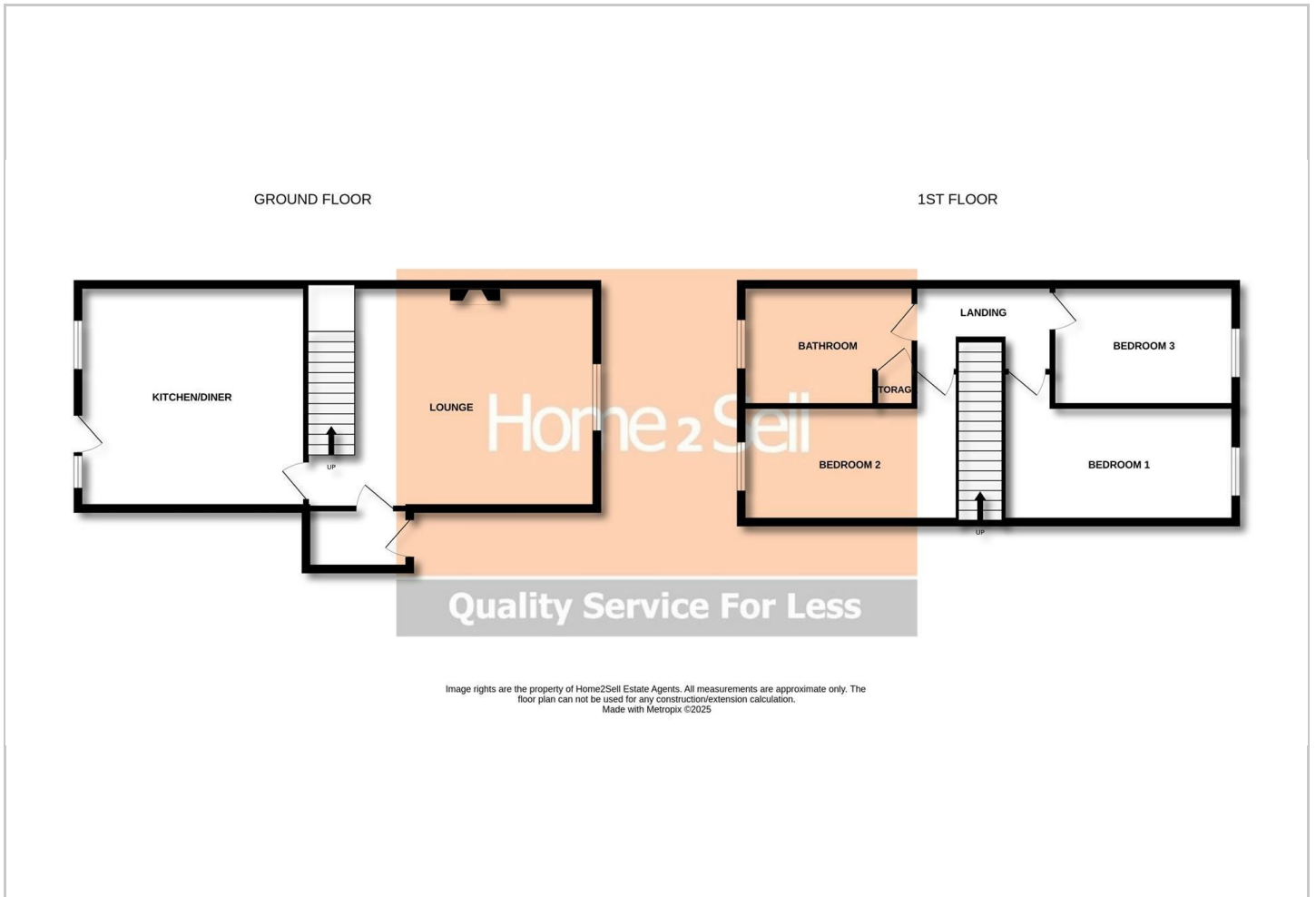
## Hybrid Map



## Terrain Map



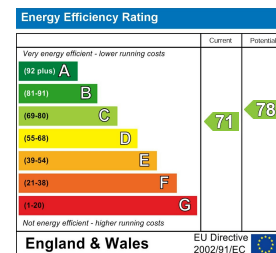
## Floor Plan



## 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



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