

Home 2 Sell

Quality Service For Less



## 6A Nailers Way

Belper, DE56 0HT

Offers Over £307,995



Occupying a popular and convenient location is this substantial, modern, three bedroomed, detached residence which represents an excellent opportunity for the discerning purchaser, looking to acquire a superbly presented family home. Supplemented by PVCu double glazing and gas central heating, a recommended internal inspection will reveal: Entrance hall, guest cloakroom WC, Lounge and a recently fitted modern open plan dining kitchen. To the first floor, the landing leads to a master bedroom, two further well proportioned bedrooms and a family bathroom having a three piece suite. Outside there are gardens to the front with tarmac driveway providing ample off road parking and a single detached garage which has been converted into an office and storage space. To the rear an enclosed garden laid mainly to lawn having a patio terrace making an ideal space for el fresco dining and entertaining. Viewing Essential. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



### Entrance Hall

The property is entered via a composite door having glazed inserts, quality wood grain effect laminate flooring, PVCu double glazed window to the side elevation, central heating radiator and stairs off to the first floor landing.

### Guest Cloakroom WC

Having a two piece suite comprising of a close couple WC and a wall mounted hand wash basin having complimentary splash back tiling. Quality laminate wood grain effect flooring, central heating radiator, PVCu double glazed opaque window to the front elevation and ceiling light.

### Lounge

11'2" x 14'0" max (3.41m x 4.27m max )

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light. Double oak veneer glazed internal doors to the dining kitchen. Television Point.

### Dining Kitchen

17'4" x 7'8" (5.30m x 2.35m )

This most impressive recently fitted dining kitchen has a range of base wall and matching drawer units with wood effect work surfaces over incorporating a stainless steel one and a half sink drainer unit with chrome Swan neck mixer tap, complementary splash back tiling, space and plumbing for an automatic washing machine, integrated fridge and freezer, integrated electric fan assisted oven with gas four ring hob and stainless steel extractor canopy over. Wood grain effect vinyl flooring, PVCu double glazed door to the garden aspect and two PVCu double glazed windows to the rear elevation. Oak veneer door to the useful under stairs storage.

Cupboard housing the Ideal gas boiler which services the domestic hot water and central heating system.

### To the first floor landing

Having access to the loft void and a PVCu double glazed opaque window to the side elevation.

### Master Bedroom

10'7" x 10'0" (3.23m x 3.06m )

Having a PVCu double glazed window to the front elevation, central heating radiator, fitted wardrobe and ceiling light.

### Bedroom Two

10'9" x 7'8" (3.28m x 2.36m )

Having a PVCu double glazed window to the rear elevation, central heating radiator and ceiling light.

### Bedroom Three

14'8" reducing 10'10" x 6'11" reducing 4'1" (4.49m reducing 3.31m x 2.13m reducing 1.25m )

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light. Cupboard housing the hot water tank.

### Family Bathroom

Having a traditional three piece suite comprising of a bath with panelled side and electric shower over, pedestal hand wash basin and close couple WC. Complementary part wall tiling and PVCu double glazed opaque window. Central heating radiator, ceramic tiled flooring and ceiling light.

### Outside

Outside there is a low maintenance garden with stocked border to the front with tarmac

driveway providing ample off road parking and a single detached garage which has been converted into an office and storage space. To the rear an enclosed garden laid mainly to lawn having a patio terrace making an ideal space for el fresco dining and entertaining.

### Converted Garage

Having a PVCu door to the side access, power and light. Office area 2.30m x 2.25m

Having storage area with up and over garage door.

### Area

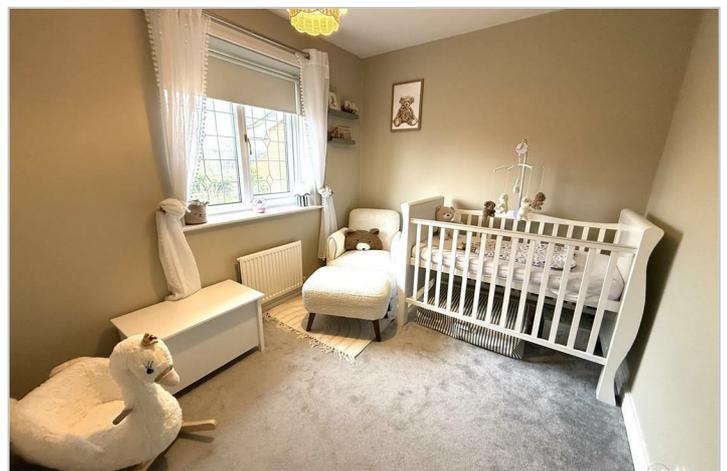
6a Nailers Way is situated approximately a mile from the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's 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

Proceed from our Home2sell Belper office through the Market Place and onto High Street then Spencer Road and at the mini-roundabout continue straight across, which becomes Whitemoor Lane; turn left onto Gregory's Way and then right onto Nailers Way where no.6 a can be found on the right hand side, clearly identified buy our distinctive Home2sell for sale board.



## Road Map



## Hybrid Map



## Terrain Map



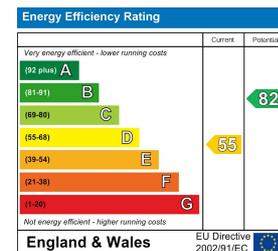
## Floor Plan



## 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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