

Home 2 Sell

Quality Service For Less



£279,995

16d Becksitch Lane, Belper, DE56 1UZ

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Occupying this popular and convenient location and enjoying magnificent views beyond to the Chevin, is this stylish and appealing modern three/four bedroom detached residence, representing an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and well appointed family home. The property offers versatile living accommodation and has the benefit of sealed unit PVCu double glazing and gas central heating, and a recommended internal inspection will reveal entrance hall with stairs to the lower ground level and upper floor level, quality fitted guest cloakroom, well appointed modern fitted kitchen, lounge/dining room. To the first floor, the landing leads to master bedroom with en suite shower facility, a further bedroom and a bathroom which is located off the split level landing with a three-piece suite in white. To the lower level, there is a lounge/bedroom with patio doors, a bedroom and further steps lead to a utility room. Outside to the front a block paved driveway and to the rear a manageable garden. Leasehold. Viewing Essential.

DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.

## Entrance Hall

Having a storm porch canopy the property is entered via a PVCu door, central heating radiator, ceiling light and wood grain effect vinyl flooring. Stairs to lower and upper floors.

## Guest Cloakroom WC

Having a two piece suite comprising of a close couple WC and pedestal hand wash basin. PVCu double glazed opaque window to the front elevation, central heating radiator, ceiling light and wood grain effect flooring.

## Fitted Kitchen

12'1" x 9'0" (3.68 x 2.74)

Having a modern fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a stainless steel one and a half sink drainer unit with chrome mixer tap. Integrated dishwasher, space for fridge freezer, cupboard housing the gas combination boiler which services the domestic hot water and central heating system. Electric fan assisted oven and a gas four ring hob with a stainless steel extractor canopy over. Complementary splash back tiling, PVCu double glazed windows to the front and side elevations, recessed ceiling lighting, central heating radiator and vinyl tile effect flooring.

## Lounge / Dining Room

16'0" x 10'0" (4.88m x 3.05m)

Having PVCu double glazed window to the rear elevation, PVCu French doors to the rear elevation, central heating radiator, coving to the ceiling and lights. Telephone and Television points.

## Landing

Having ceiling light and central heating radiator. Stairs to upper and lower floors.

## Utility

6'4" x 5'9" (1.94 x 1.75)

Having base and matching drawer units with work surface over incorporating a stainless steel sink drainer with chrome mixer tap. Space and plumbing for an automatic washing machine and complimentary splash back tiling. Useful storage under stairs storage cupboard.

## Bedroom Two

16'0" x 10'0" (4.88 x 3.05)

Having a PVCu double glazed window to the rear elevation, PVCu double glazed French doors to the rear elevation, coving to the ceiling and two ceiling lights. Central heating radiator, Telephone and Television points.

## Bedroom Three

12'1" x 9'1" (3.70m x 2.78m)

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

## Family Bathroom

Having a three piece suite comprising of a bath with panelled side, pedestal hand wash basin and a close couple WC. PVCu double glazed window to the front elevation, central heating radiator and ceramic tiled flooring. Ceiling light, electric shaver point and complimentary wall tiling.

## Master Bedroom

16'0" reducing 10'4" x 10'0" reducing 4'5" (4.87 reducing 3.15 x 3.04 reducing 1.34)

Having two PVCu double glazed windows to the rear elevation enjoying fine views over the Chevin and surrounding area. Central heating radiator, Television point and ceiling light.

## Ensuite

Having a three piece suite comprising of a close couple WC, pedestal hand wash basin and a shower enclosure having a thermostatically controlled shower. Complimentary wall tiling, PVCu double glazed window to the side elevation, ceramic tiled floor and a central heating radiator.

## Bedroom Four

12'1" x 9'0" (3.69 x 2.75)

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light. Access to the loft void.

## Outside

Outside a block paved driveway provides ample off road parking. Shared access.

To the rear a delightful manageable garden having decking and wooden steps from the lounge.

## Area

16d Beckstich Lane 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, where No.16d can be found on the right hand side clearly identified by our distinctive Home2sell For Sale Board.

## Note Regarding Shared Driveway and Management Co.

16a, 16b, 16c and 16d Beckstich Lane

We have been informed by the vendor that the four detached properties each are held on a 999-year leasehold. The shared drive is similarly held under a 999-year leasehold. A management company has been established in December 2025 to oversee the maintenance and management of this shared drive.

Upon the sale of each property, a 25% share in the management company will be transferred to the purchaser. This ensures that all four homeowners have an equal stake in the management of the shared drive.

Upon completion of the final sale, the existing owner will relinquish all ownership and control of the management company. At this point, the management company will be controlled equally by the owners of 16a, 16b, 16c and 16d Beckstich Lane.

An annual management fee of £10 is payable by each property owner.

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

