

Home 2 Sell

Quality Service For Less



## 208 John OGaunts Way

Belper, DE56 0DF

£178,000



Situated in a prominent position is this attractive brick built residence which represents an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and superbly presented two bedroomed family home. The property is constructed of brick beneath a tiled roof. The property benefits from PVCu double glazing and gas central heating. A recommended internal inspection will reveal ; dining kitchen, lounge with stairs off to the first floor. Two well proportioned bedrooms and recently refitted family bathroom having a three piece. Outside to the front is a low maintenance garden and to the rear a tiered enclosed garden. Off road parking to the side aspect. Viewing Essential.

DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



### Dining Kitchen

11'10" x 8'6" (3.60 x 2.59)

The property is entered via PVCu door to the side aspect with storm porch canopy over. Having a modern fitted kitchen comprising of a range of base wall and matching drawer units roll top work surfaces over incorporating a stainless steel sink drainer unit with chrome hot and cold taps. Having space and plumbing for an automatic washing machine, space for a fridge freezer, space for a cooker, recessed ceiling lighting, laminate wood grain effect flooring, PVCu double glazed window to the front elevation and central heating radiator. Wall mounted gas BAXI boiler servicing the domestic hot water and central heating system.

### Lounge

15'4" x 11'10" reducing 8'8" (4.68 x 3.61 reducing 2.65)

With a PVCu double glazed window to rear and a PVCu double glazed door to the garden, central heating radiator, recently fitted fitted carpet, telephone point, TV point, power points and stairs to first floor landing.

### To the first floor landing

Having access to loft space and doors to:

### Master Bedroom

8'4" extending 11'11" x 10'0" (2.55 extending 3.62 x 3.05)

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

### Bedroom Two

14'1" x 5'9" (4.28 x 1.74)

This generously proportioned second bedroom has

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

### Family Bathroom

Being recently fitted with a modern three piece suite comprising of a bath with panelled side with rain shower head and hand held shower attachment, pedestal hand wash basin and a close couple WC. Complimentary tiling and vinyl flooring, central heating radiator, PVCu double glazed opaque window to the front elevation and recessed ceiling lighting.

### Outside

Outside to the front is a low maintenance garden and to the rear a tiered enclosed garden enjoying a pleasant aspect with patio area and sun terrace. Ample off road parking to the side aspect.

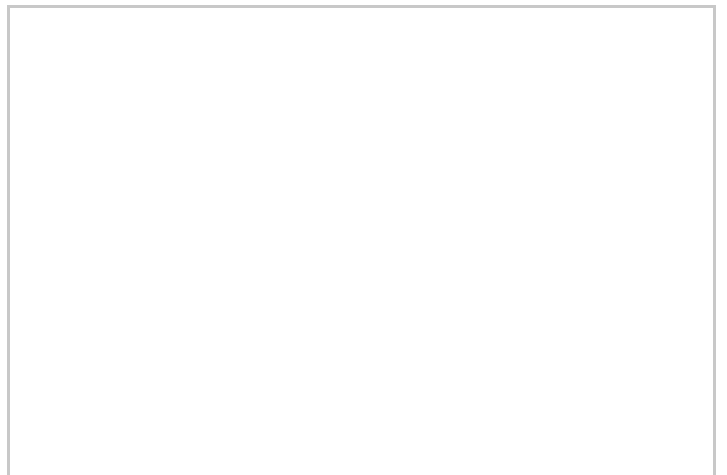
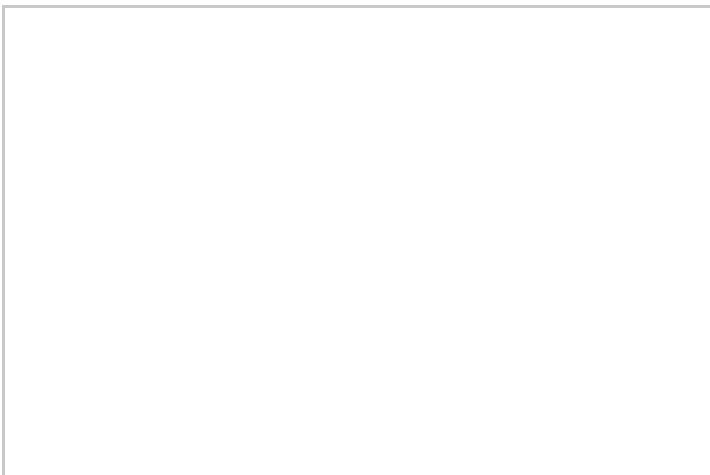
### Area

208 John O Gaunts 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 out of Belper along Spencer Road, at the mini roundabout turn right and at the next turn left heading along Kilburn road. At the mini roundabout turn left onto John O'Gaunts Way and eventually the property can be found on the right hand side clearly denoted by our distinctive Home2sell For Sale Board.



## Road Map



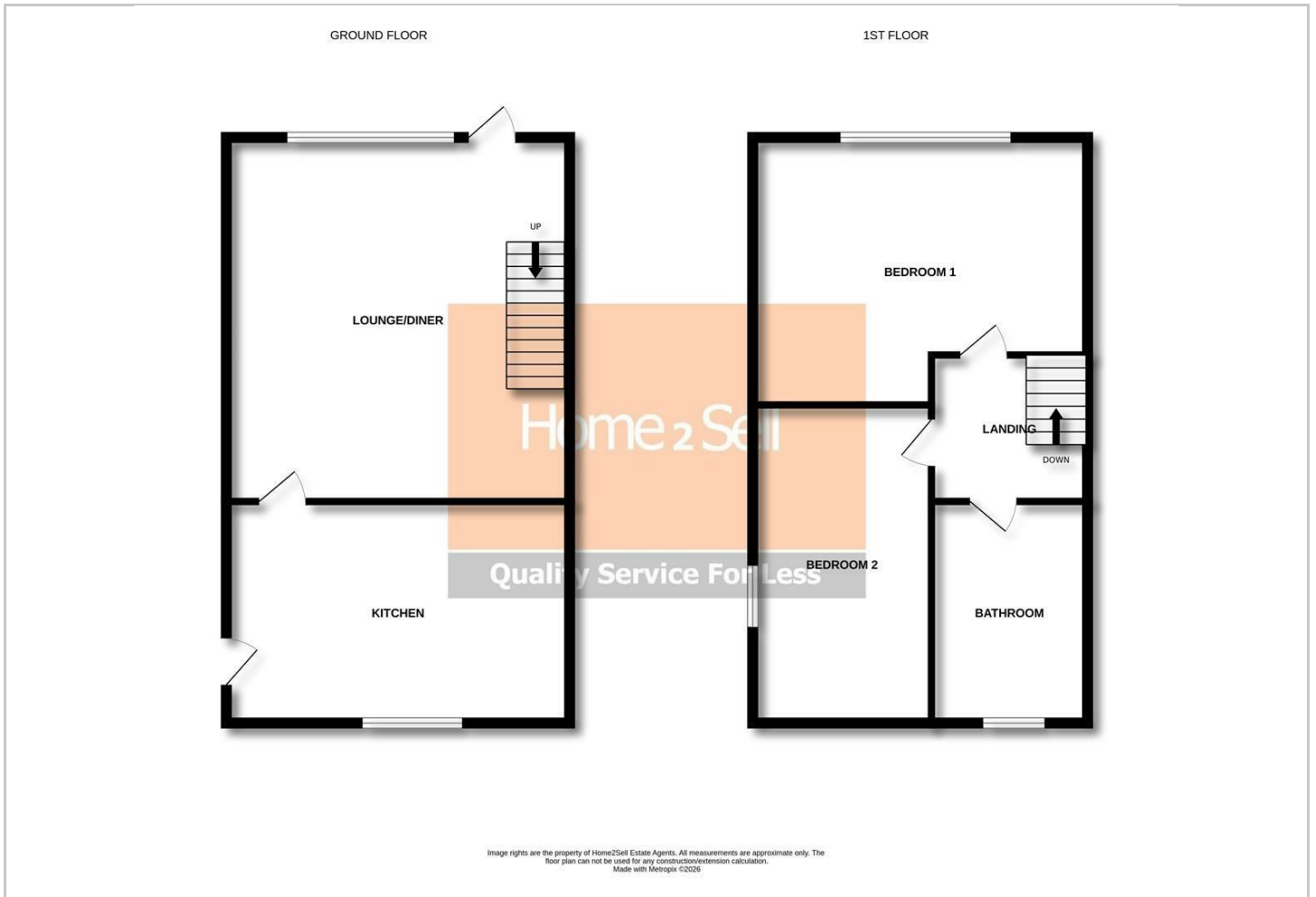
## Hybrid Map



## Terrain Map



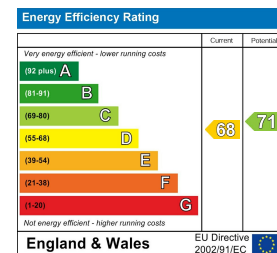
## Floor Plan



## 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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