



## 6 Lowlands Road, Belper, DE56 1HN

**£295,000**



Offered with vacant possession/ no chain. A traditional 1970's detached family home situated in a sought after location close to Belper and its excellent amenities. In need of some updating the property occupies a generous plot with south facing rear garden, driveway and garage. Viewing is strongly recommended.



# 6 Lowlands Road, Belper, DE56 1HN

£295,000



The well proportioned accommodation comprises an entrance hallway, generous lounge diner, kitchen with pantry and utility/boot room. To the first floor there are three good sized bedrooms, bathroom and separate WC.

Benefitting from UPVC double glazed windows and doors and gas central heating.

To the front of the property is a fore garden with a driveway to the side providing access to a detached garage. The sunny rear garden is well stocked with trees shrubs and flowering plants, sunny patio and lawns.

Situated conveniently in a quiet location, close to Belper and its excellent schools, shops, busy railway station, bars, restaurants and leisure facilities. Belper enjoys easy access to Derby and Nottingham via major road links, ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

## ACCOMMODATION

An half glazed UPVC entrance door with window to the side allows access.

## ENTRANCE HALLWAY

( )

Having a UPVC double glazed window to the side, radiator, telephone point and stairs climb to the first floor.

## LOUNGE DINER

24'4 x 11'1 max overall measurements (7.42m x 3.38m max overall measurements)

A light and spacious room with dual aspect UPVC double glazed windows to the front and rear, two radiators, TV aerial point and a wall mounted gas fire.

## KITCHEN

11'7 x 9'2 (3.53m x 2.79m )

Fitted with base cupboards, drawers and eye level units with a stainless steel sink with double drainer and work surface over having splash back tiling. There is a gas cooker, space for an under counter fridge, pantry with shelving, light and window. There are twin UPVC double glazed windows to the side and rear and a half glazed entrance door provides access to the rear.

## UTILITY ROOM

9' x 6'4 (2.74m x 1.93m )

An extension to the rear with quarry tiled flooring, dual aspect wooden windows, stainless steel sink drainer unit, plumbing for an automatic washing machine, space for additional appliances and an entrance door to the side.

## TO THE FIRST FLOOR

### LANDING

There is a UPVC double glazed window to the side elevation and there is access to the roof void.

## BEDROOM ONE

12'8 x 10'1 (3.86m x 3.07m )

There is a UPVC double glazed window to the front elevation, radiator and coving.

## BEDROOM TWO

11'5 x 10'4 (3.48m x 3.15m )

Having a UPVC double glazed window to the rear elevation and radiator.

## BEDROOM THREE

7'7 x 6'11 (2.31m x 2.11m)

There is a radiator and a UPVC double glazed window to the front elevation.

## BATHROOM

Appointed with a panelled bath with an electric shower over and a vanity wash hand basin, radiator, complementary tiling and a UPVC double glazed window to the rear elevation.

## SEPARATE WC

There is a low flush and window to the side elevation.

## OUTSIDE

To the front of the property there is a mature fore garden with a driveway to the side providing off road parking and leading to the garage.

## GARAGE

18' x 8'2 (5.49m x 2.49m )

There is an up and over door, light and power.

## GARDEN

The mature rear gardens are laid to lawn, which are well stocked with trees, shrubs and flowering plants. There is a green house and a sunny paved patio.



## Road Map



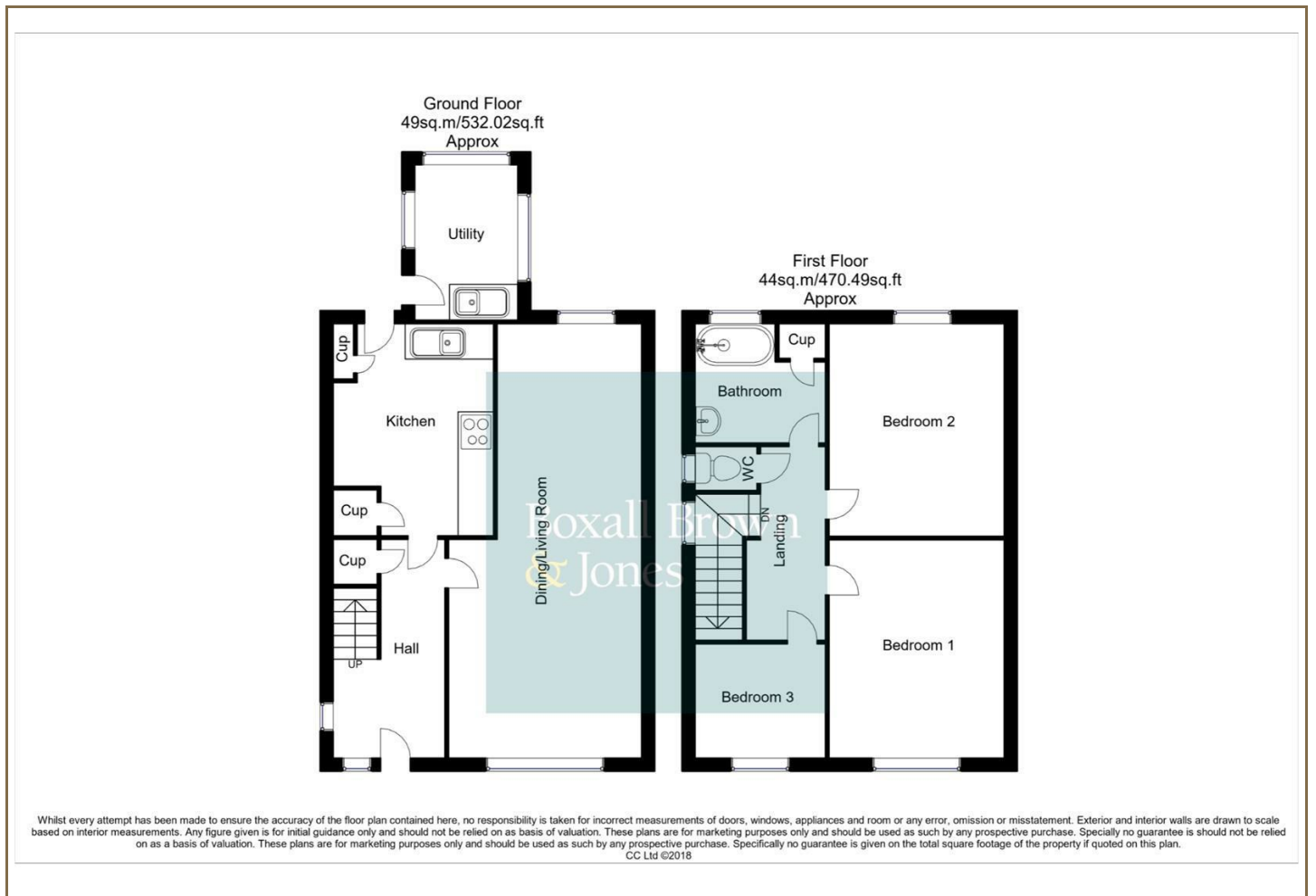
## Hybrid Map



## Terrain Map



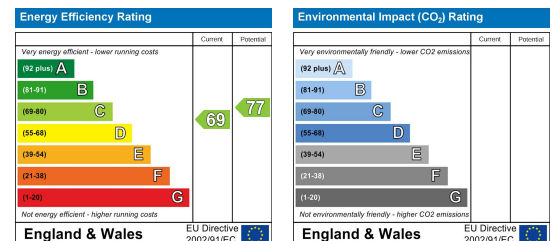
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

[boxallbrownandjones.co.uk](http://boxallbrownandjones.co.uk)

Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
sales@boxallbrownandjones.co.uk

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
belper@boxallbrownandjones.co.uk