Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

2 Weavers Close, Belper, DE56 0HZ

£249,950

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Offered with vacant possession/ no chain. A well maintained and deceptively spacious 3/4 bedroom modern family home, situated in a popular cul de sac location close to excellent local amenities. The extended accommodation has a driveway with front and rear gardens. Viewing is recommended.

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The welcoming accommodation offers deceptively spacious, yet versatile accommodation comprising an entrance hallway, guest WC, open plan dining space, lounge, fitted kitchen and a ground floor bedroom. To the first floor there are three good sized bedrooms and a family bathroom.

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

To the front of the property is a lawned fore garden with a double driveway providing ample off road parking. The enclosed rear garden is laid to lawn with a paved patio and a sunny seating area.

Situated in a popular area of Belper with easy access to excellent local amenities ie schools, shops and within walking distance of the town with its busy railway station, bars, restaurants and leisure facilities. Having 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

A Half glazed entrance door allows access from the side.

ENTRANCE HALLWAY

There is a radiator and door opening into the dining area.

GUEST WC

Fitted with a low flush WC, wash hand basin, splash back tiling, radiator and a UPVC double glazed window.

DINING HALLWAY

13' x 10'5 + recess (3.96m x 3.18m + recess)

An irregular shaped room with a radiator and stairs climb to the first floor.

FITTED KITCHEN

12'4 x 7'9 plus storage recess (3.76m x 2.36m plus storage recess)

Appointed with a range of light oak base cupboards, drawers and eye level units with granite effect work surface over incorporating a one and a half bowl stainless steel sink drainer with mixer taps. There is a stainless steel range cooker with 5 ring gas hob, griddle, twin ovens, extractor fan with splash back. there is plumbing for a washing machine and space for a fridge freezer, ceramic tiled flooring, radiator and a UPVC double glazed window to the front.

LOUNGE

10'1 x 13'6 (3.07m x 4.11m)

Having a UPVC double glazed window to the rear overlooking the garden, coving, radiator, TV aerial point and a gas fire with Adams style fire surround.

FAMILY ROOM/ BEDROOM FOUR

81 x 8'2 max measurements (24.69m x 2.49m max measurements)

There is a radiator, UPVC double glazed window and a half glazed door opens onto the garden. A wall mounted boiler serves the domestic hot water and central heating system.

TO THE FIRST FLOOR

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

BEDROOM ONE
11'7 x 9'9 (3.53m x 2.97m)
Fitted with a range of built-in wardrobes and matching drawers, radiator and a UPVC double glazed window to the rear elevation.

ENSUITE
Appointed with a shower enclosure with a thermostatic shower, pedestal wash hand basin and a low flush WC, complementary tiling, inset spot lighting, UPVC double glazed window.

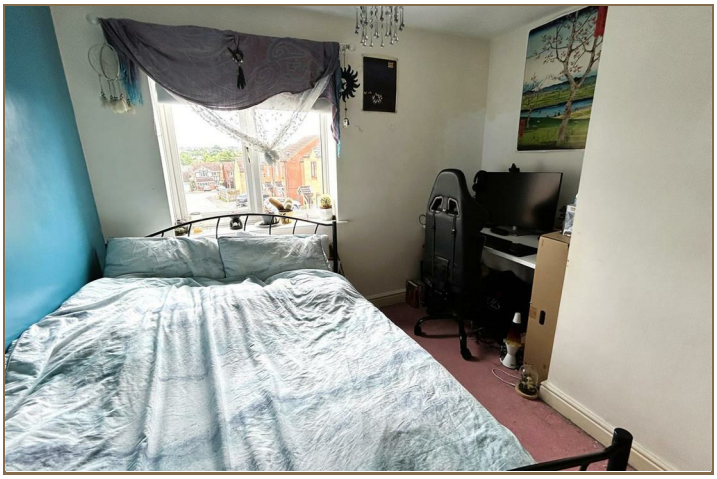
BEDROOM TWO
9'10 x 10' (3.00m x 3.05m)
Having a UPVC double glazed window to the front elevation, radiator and a built-in airing cupboard houses the hot water cylinder.

BEDROOM THREE
8'8 x 6'5 (2.64m x 1.96m)
Having a UPVC double glazed window to the front elevation and a radiator.

FAMILY BATHROOM
Appointed with a three piece suite comprising a panelled bath with mixer taps and mains fed shower over, vanity wash hand basin and low flush WC, UPVC double glazed window to the side elevation, inset spot lighting and a heated towel radiator.

OUTSIDE
To the front of the property is a lawned fore garden with a driveway providing off road parking for two vehicles. A path to the side allows access to the rear garden.

GARDEN
The well maintained garden is laid to lawn with a sunny paved patio and seating area, outside tap and light.

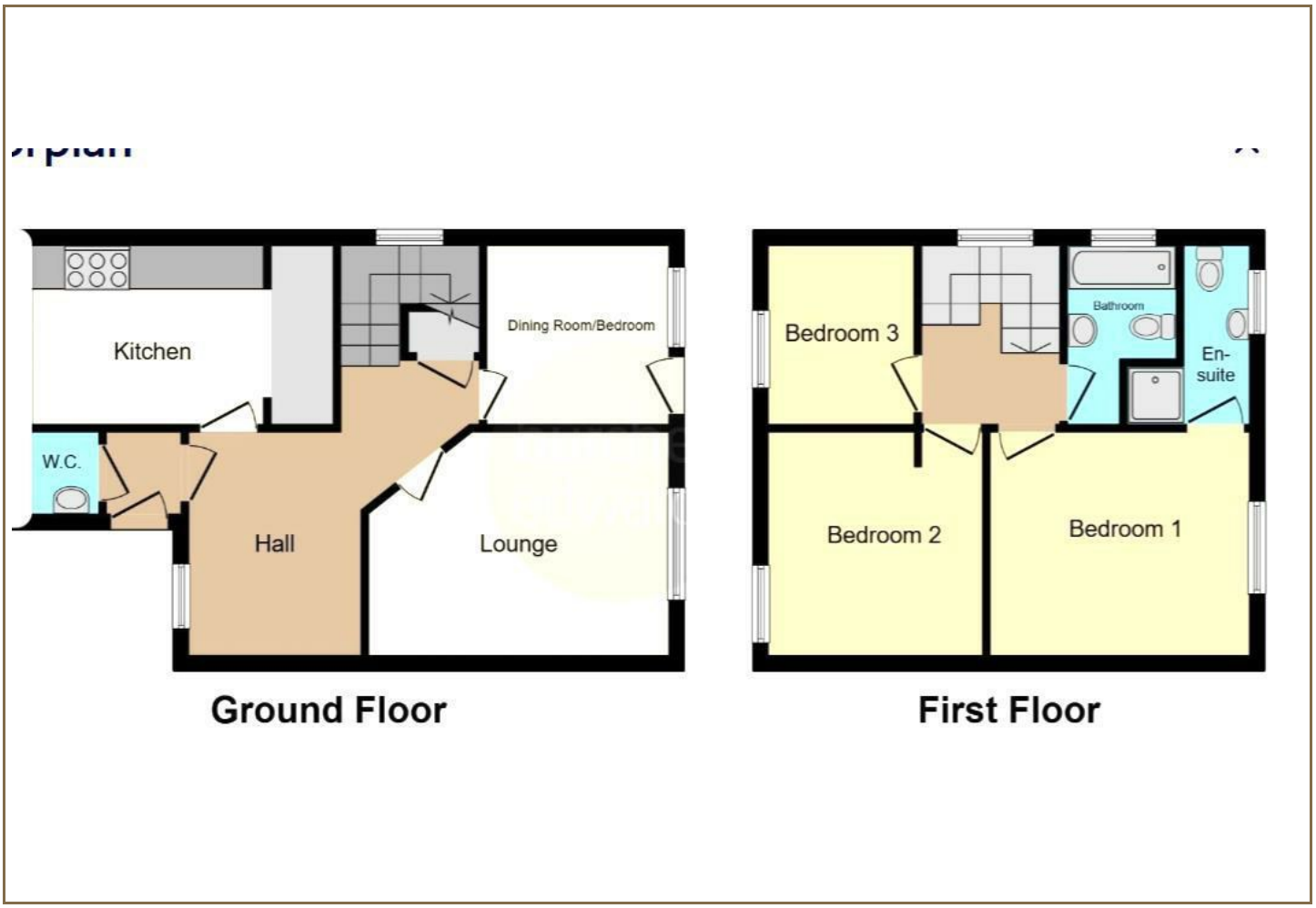


Road Map

Hybrid Map

Terrain Map

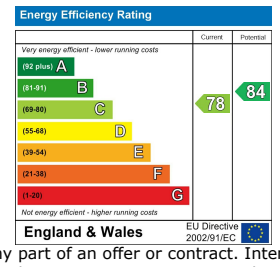
Floor Plan

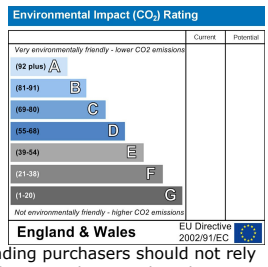


Viewing

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





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