

Home 2 Sell

Quality Service For Less



35 Pytchley Close

Belper, DE56 0EH

Offers Over £260,000



Occupying this popular and convenient location, is this stylish and sympathetically extended, three bedroomed residence with garage which represents an excellent opportunity for the discerning purchaser, looking to acquire a beautifully presented and maintained family home. Supplemented by PVCu double glazing and gas central heating, a recommended internal inspection will reveal: fitted dining kitchen, utility, guest cloakroom WC and lounge with stairs off to the first floor landing. To the first floor landing there is a master bedroom, two further well proportioned bedrooms and a family bathroom. Outside a tarmac driveway giving access to the single garage. To the rear a generously proportioned garden having patio sun terrace and lawn. Viewing Essential.

DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Dining Kitchen

19'5" x 10'4" (5.94m x 3.16m)

This generously proportioned room has a beautiful fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a one and a half sink drainer with mixer tap. Integrated dishwasher, space for an American style fridge freezer, integrated double electric fan assisted oven and six ring hob with stainless steel extractor canopy over. Recessed ceiling lighting, wood grain effect flooring, PVCu double glazed window to the front elevation and composite door. Central heating radiator and cupboard housing the gas combination boiler which services the domestic hot water and central heating system.

Inner Hall

Recessed ceiling lighting, central heating radiator and wood grain effect flooring.

Utility

6'6" x 5'0" (2.00m x 1.54m)

Having base and wall cabinets with roll top work surface over incorporating a stainless steel sink drainer unit having chrome mixer tap. PVCu double glazed window to the rear elevation, door to side aspect and door to Guest Cloakroom WC.

Guest Cloakroom WC

Having a two piece suite comprising of a close couple WC and a wall mounted hand wash basin. Tile floor and central heating radiator.

Lounge

13'6" x 11'9" (4.13m x 3.59m)

Having PVCu double glazed windows and PVCu

French door to the rear garden aspect, central heating radiator and ceiling light. Television point and stairs off to the first floor landing.

To the first floor landing

Having access to the loft void.

Bedroom One

15'3" reducing 12'2" x 11'2" (4.65m reducing 3.71m x 3.41m)

Having a PVCu double glazed window to the side elevation enjoying a fine aspect with roof top views, central heating radiator and ceiling light.

Bedroom Two

13'5" x 8'8" (4.09m x 2.65m)

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

Bedroom Three

12'2" reducing 6'5" x 8'0" reducing 4'7" (3.73m reducing 1.96m x 2.44m reducing 1.40m)

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

Family Bathroom

Having a three piece suite comprising of a close couple WC, hand wash basin with cabinet and a P shaped bath with panelled side having thermostatically controlled shower over. Recessed ceiling lighting and PVCu double glazed opaque window to the front elevation.

Outside

The property is set back from the road behind a tarmac driveway which provides ample off road parking and leads to the single garage having

up and over door.

To the rear an enclosed garden which enjoys a most pleasant aspect having a patio immediately to the rear making an ideal space for el fresco dining and entertaining. Having steps to a manicured lawn with timber garden shed.

Area

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

From our Belper office 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 turning left again onto Pytchley Close and turn left at the fork. The property can be found clearly identified by our distinctive Home2sell For Sale board on the left hand side.

Garage

Having up and over door.



Road Map



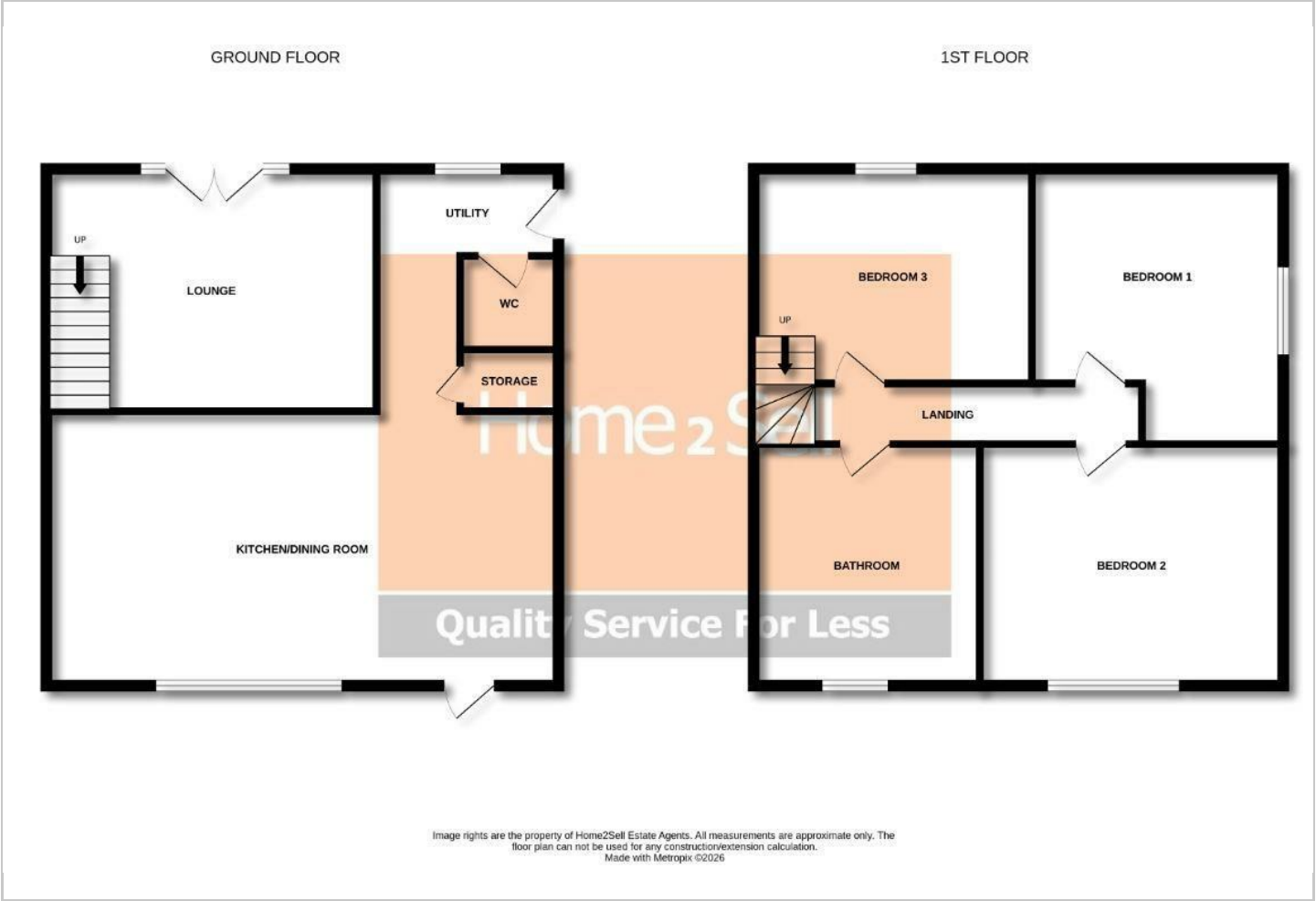
Hybrid Map



Terrain Map



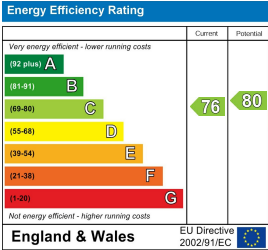
Floor Plan



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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