

## 5 Yardley Way, Belper, DE56 0ES

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Price £299,950

Freehold

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- A Spacious Detached House With Versatile Accommodation
- Entrance hall And Cloakroom/WC
- Lounge, Separate Dining Room And A Fitted Kitchen
- Conservatory And Additional Office/Study
- Three Well Proportioned Bedrooms
- Family Shower Room And En Suite Bathroom
- Delightful South Westerly Facing Rear Garden With Views
- Driveway And Single Garage
- Conveniently Positioned Close To Local Schools And Town Centre
- Easy Access To The A38, A6, Rail Services And The Peak District





## Summary

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Located in the charming cul de sac of Yardley Way, Belper, this spacious detached house offers a delightful blend of comfort and convenience.

The house features an entrance hallway with cloakroom/WC off, a living room and a fitted kitchen leading to a separate dining room. The addition of a conservatory allows for an abundance of natural light, creating a warm and welcoming atmosphere throughout. For those who work from home, the dedicated office is a valuable asset, ensuring productivity in a peaceful environment.

The property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra room for guests. There is a modern shower room and the principle bedroom has an en suite bathroom.

Outside, the south-westerly facing rear garden is designed for low maintenance, allowing you to enjoy far reaching views over Belper and surrounding countryside views without the hassle of extensive upkeep. This outdoor space is perfect for summer gatherings or simply unwinding after a long day.

Parking is a breeze with a driveway providing off road parking and leading to a single garage for additional storage or a vehicle.

The location is particularly advantageous, as it is within easy reach of local primary and secondary schools, and the vibrant Belper town centre, offering a variety of shops, cafes, and amenities.

For commuters easy link to the A38, A6, M1 and The Peak District. Trains to London St Pancras and other major cities can be accessed via the local rail network.

In summary, this delightful home on Yardley Way presents an excellent opportunity for those seeking a comfortable and well-located property in Belper. With its spacious interiors, practical features, and lovely outdoor space, it is sure to appeal to a wide range of buyers.

# F&C

### **The Location**

The property is situated within a cul de sac and within easy access Belper Town centre, which provides an excellent range of amenities including a supermarket, shops, education at all levels, Railway Station, public houses, restaurants and recreational facilities. Easy access to the A38, A6 and The Peak District.

### **Accommodation**

#### **Entrance Hall**

8'9" x 2'9" (2.69 x 0.84)

Having a UPVC double glazed entrance door, a UPVC double glazed window to the front, a wood grain effect laminate floor and a dado rail. Stairs lead off to the first floor.



#### **Cloakroom**

5'6" x 2'7" (1.68 x 0.79)

Appointed with a two piece white suite comprising low flush WC and a pedestal wash handbasin with tiling to the splashback areas. There is a central heating radiator, a coat rack and a UPVC double glazed window with obscure glass. There is a wall mounted consumer unit.

## Lounge

17'11" x 10'11" (5.47 x 3.35)

Having a feature fireplace with marble effect hearth and surround housing a contemporary electric fire. Having a dado rail, a wood grain effect floor and a central heating radiator. There is a UPVC double glazed window to the front and side elevation.



## Kitchen

13'2" x 8'3" (4.02 x 2.54)

Comprehensively fitted with a range of modern base cupboards, drawers and eye level units with a work surface over incorporating a stainless steel sink drainer unit with mixer tap. Integrated appliances include an electric oven, five ring gas hob, an extractor hood with light, dishwasher and there is space for a fridge/freezer. Having feature metro style patterned tiling to the splashback areas and half wall, a tiled floor, a central heating radiator, underlighting and a UPVC double glazed window to the rear. A UPVC double glazed door provides access to the rear garden and patio. An understairs cupboard/pantry provides excellent storage space.



## Dining Room

8'11" x 9'10" (2.74 x 3.02)

Having a wood grain effect floor, a central heating radiator and French doors lead to the conservatory.



### Conservatory

9'0" x 8'3" (2.75 x 2.52)

Having a brick-built base with UPVC double glazed windows and UPVC double glazed French doors which provide access to the garden. Having a wood grain effect floor and a central heating radiator.



### Study

8'2" x 5'1" (2.50 x 1.55)

With a UPVC double glazed window and a wood grain effect floor. There is a central heating radiator.



### First Floor Accommodation

#### Spacious Landing (Currently used as a Study Area)

8'8" x 5'8" (2.65 x 1.75)

With a central heating radiator, a dado rail, space for a desk and a double overhead built-in cupboard which provides excellent storage space. There is a range of shelving.



### Bedroom One

11'5" x 10'0" (3.49 x 3.06)

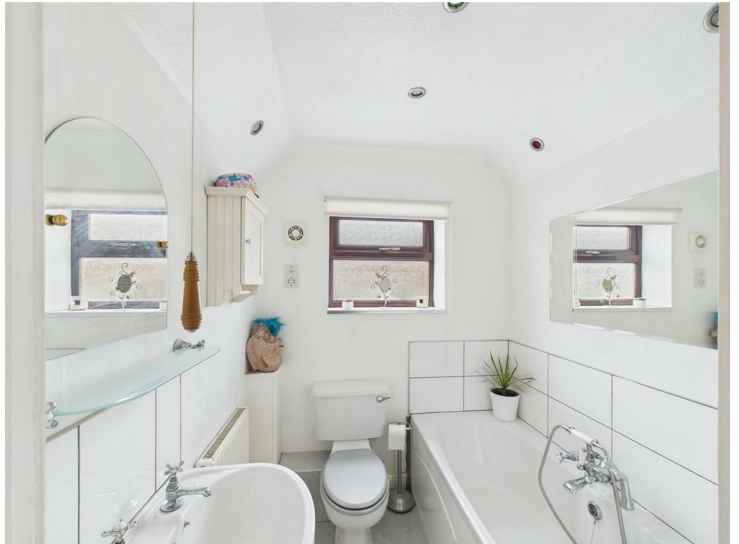
Appointed with a range of fitted bedroom furniture comprising wardrobes, drawers and overhead cupboards with open shelving to the bedside area, a central heating radiator and a UPVC double glazed window.



### En-Suite Bathroom

5'9" x 5'6" (1.77 x 1.70)

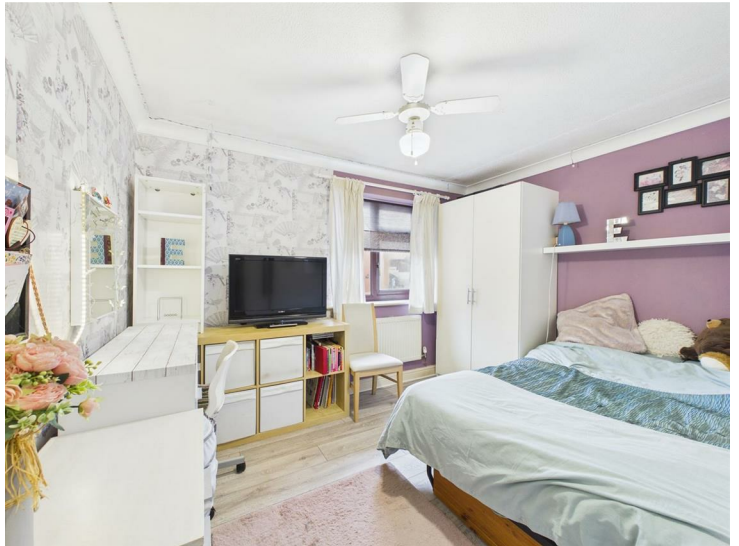
Appointed with a three piece modern white suite comprising a panelled bath with handheld shower attachment over and mixer tap, a low flush WC and a pedestal wash handbasin with tiling to all splashback areas and a tiled floor. There is a central heating radiator, inset spotlighting, a wall mounted electric shaver point, extractor fan and a UPVC double glazed window with obscure glass. Having a wall mounted mirror and a glass shelf.



### **Bedroom Two**

11'1" x 8'6" (3.39 x 2.61)

With a wood grain effect floor, a central heating radiator and a UPVC double glazed window.



### **Bedroom Three**

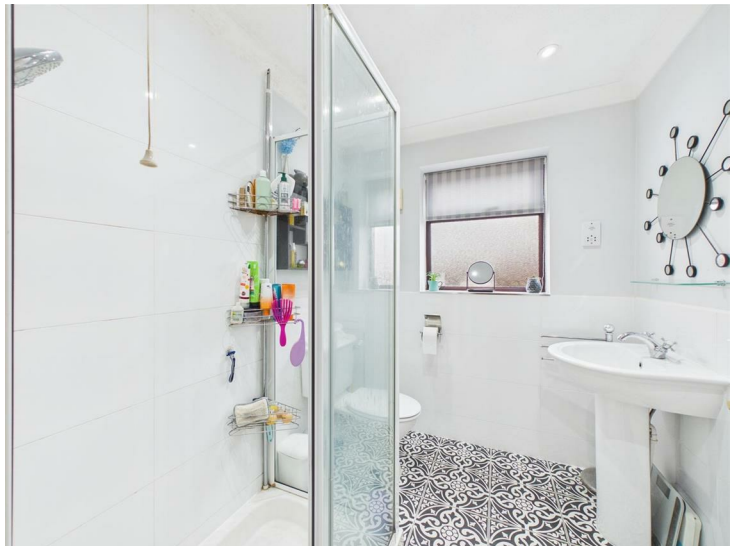
8'10" x 8'0" (2.71 x 2.44)

Having a central heating radiator, a wood grain effect floor and a UPVC double glazed window.

### **Shower Room**

7'1" x 6'1" (2.16 x 1.86)

Appointed with a modern three piece suite comprising a double walk-in shower cubicle with mains fed shower over and glass shower doors, a low flush WC and a pedestal wash handbasin. There is a central heating radiator, tiling to half the walls and the shower enclosure, a feature patterned tiled floor, inset spotlighting and a UPVC double glazed window with obscure glass. Having an electric shaver point and an extractor fan.

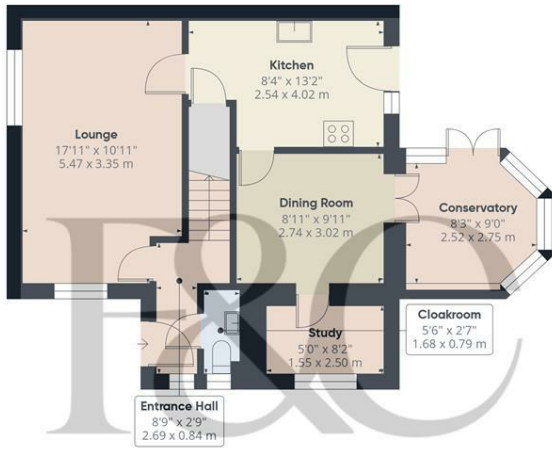


## Outside

To the front of the property, there is a block paved driveway which provides off-road parking for several vehicles and leads to a single detached garage with up and over door, light, power and personnel door to the rear. A gate to the side of the house provides access to the garden. A path to the front and a flower bed leads to the front door. Outside to the rear, the garden is laid out in a low maintenance theme which is perfect for alfresco living and enjoys a south- westerly facing aspect with open views. The rear garden briefly comprises of an extensive paved patio with decked area beyond and a further tiered decked patio to the rear. There is outside lighting and tap and a variety of borders which are well-stocked with a variety of shrubs and flowering plants.



**Council Tax Band C**



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>m</sup>

1143 ft<sup>2</sup>

106.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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5 Yardley Way  
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Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	