

Home 2 Sell

Quality Service For Less



16a Becksitch Lane

Belper, DE56 1UZ

Offers In The Region Of £279,950



Occupying this popular and convenient location and enjoying magnificent views of the Chevin and surrounding rolling Derbyshire countryside, is this stylish and appealing modern four bedroom detached residence, representing an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and well appointed family home. The property offers versatile living accommodation and has the benefit of sealed unit PVCu double glazing and gas central heating, and a recommended internal inspection will reveal entrance hall with stairs to the lower ground level and upper floor level, guest cloakroom WC, well appointed modern fitted kitchen with built-in appliances and Lounge /Dining Room. To the first floor, the landing leads to master bedroom with en suite shower facility, a further bedroom and a bathroom which is located off the split level landing with a three-piece suite in white. To the lower level, there is a bedroom with patio doors, a further bedroom and further steps lead to a utility room. Outside to the front a block paved driveway and to the rear a manageable garden. Viewing Essential. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Entrance Hall

Having a storm porch canopy the property is entered via a PVCu door, central heating radiator, ceiling light and wood grain effect flooring. Stairs to lower and upper floors.

Guest Cloakroom WC

Having a two piece suite comprising of a close couple WC and a pedestal hand wash basin with complimentary splash back tiling. Central heating radiator, wood grain effect flooring and a PVCu double glazed window to the front elevation.

Fitted Kitchen

11'7" x 8'11" (3.55m x 2.73m)

Having a modern fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a stainless steel one and a half sink drainer unit with chrome mixer tap. Cupboard housing the gas combination boiler which services the domestic hot water and central heating system. Electric fan assisted oven and a gas four ring hob with a stainless steel extractor canopy over. Complementary splash back tiling, space for a dishwasher, space for a fridge freezer, PVCu double glazed windows to the front and side elevations, recessed ceiling lighting, central heating radiator and vinyl tile effect flooring.

Lounge / Dining Room

16'0" x 10'2" (4.88m x 3.11m)

Having PVCu French doors with Juliet balcony and a PVCu double glazed window to the rear elevation enjoying the fine aspect and views, two ceiling lights, central heating radiator and television point.

Landing

Having ceiling light and central heating radiator.

Bedroom Two

16'0" x 10'1" (4.90m x 3.09m)

Having a PVCu double glazed window to the rear elevation, PVCu double glazed French doors to the rear elevation, coving to the ceiling and two ceiling lights. Central heating radiator, Telephone and Television points.

Bedroom Four

9'1" x 11'9" (2.78m x 3.59m)

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

Utility

6'4" x 5'10" (1.93 x 1.77)

Having base and matching drawer units with work surface over incorporating a stainless steel sink drainer with chrome mixer tap. Space and plumbing for an automatic washing machine and complimentary splash back tiling. Useful storage under stairs storage cupboard.

Family Bathroom

Having a three piece suite comprising of a bath with panelled side, pedestal hand wash basin and a close couple WC. PVCu double glazed window to the front elevation, central heating radiator and ceramic tiled flooring . Ceiling light and complimentary wall tiling.

Master Bedroom

15'10" reducing 10'2" x 10'1" reducing 4'5" (4.85 reducing 3.11 x 3.09 reducing 1.35m)

Having two PVCu double glazed windows to the rear elevation enjoying fine views over the Chevin and surrounding area. Central heating radiator, Television point and ceiling light.

Ensuite

Having a three piece suite comprising of a close

couple WC, pedestal hand wash basin and a shower enclosure having a thermostatically controlled shower. Complimentary wall tiling, ceramic tiled floor and a central heating radiator.

Outside

Outside to the front a block paved driveway provides ample off road parking.

To the rear a delightful manageable garden having wooden steps from the lounge.

Area

16a Beckstich Lane is situated approximately a half 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

Leave the offices of Home2sell via Queen Street which becomes The Fleet, continue along The Fleet taking a right hand turn onto Becksitch Lane, where No.16a can be found on the right hand side clearly identified by our distinctive Home2sell For Sale Board.

Note Regarding Shared Driveway and Management Co.

16a, 16b, 16c and 16d Beckstich Lane

We have been informed by the vendor that the four detached properties each are held on a 999-year leasehold. The shared drive is similarly held under a 999-year leasehold. A management company has been established in December 2025 to oversee the maintenance and management of this shared drive.

Upon the sale of each property, a 25% share in the management company will be transferred to the purchaser. This ensures that all four homeowners have an equal stake in the management of the shared drive.

Upon completion of the final sale, the existing owner will relinquish all ownership and control of the management company. At this point, the management company will be controlled equally by the owners of 16a, 16b, 16c and 16d Beckstich Lane.

An annual management fee of £10 is payable by each property owner.



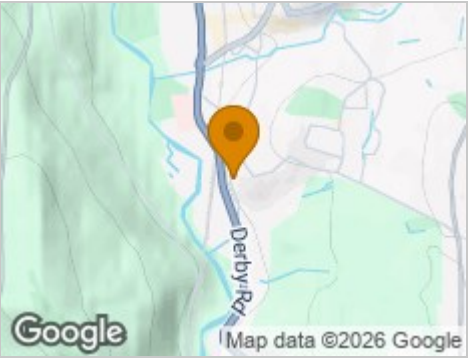
Road Map



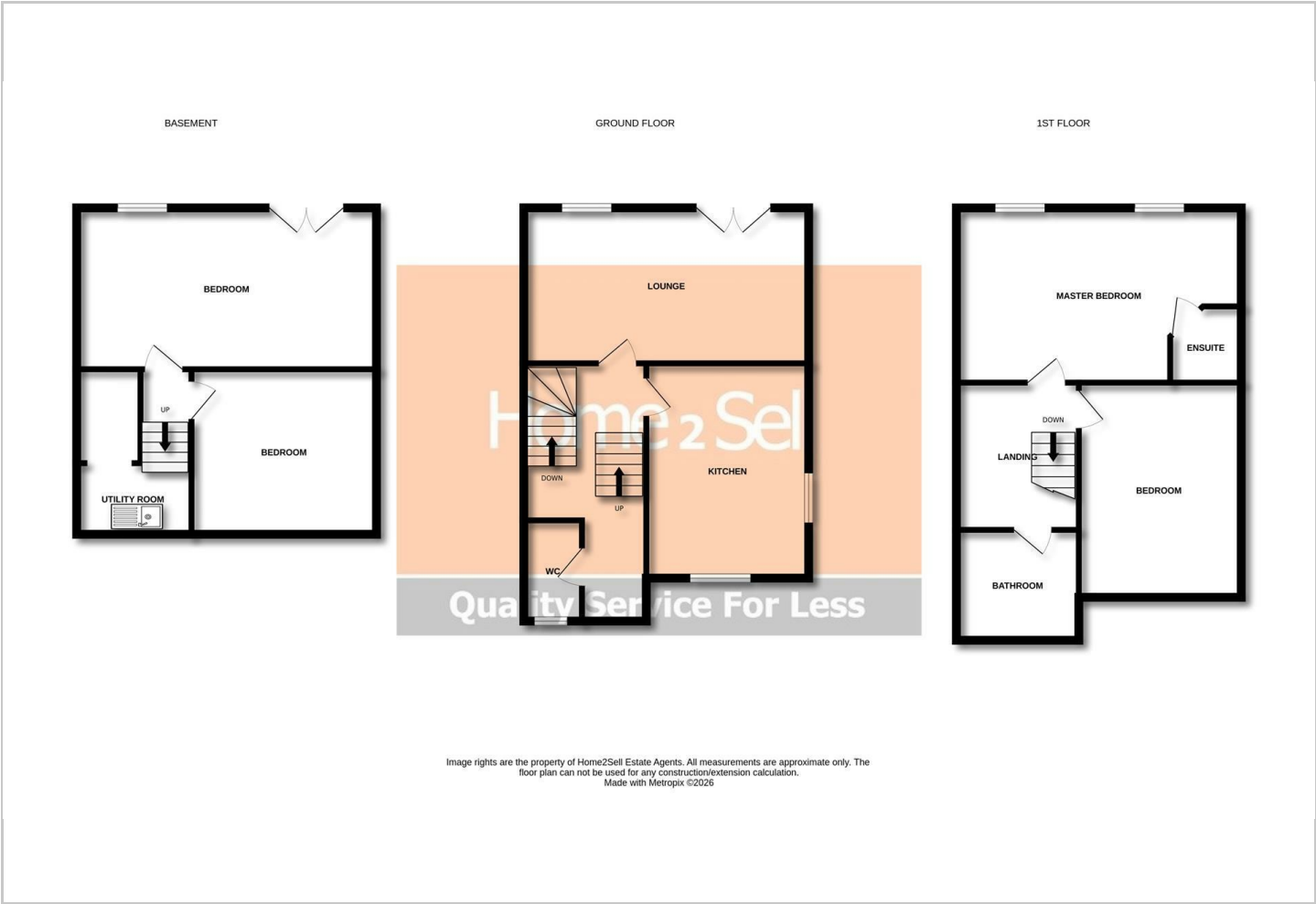
Hybrid Map



Terrain Map



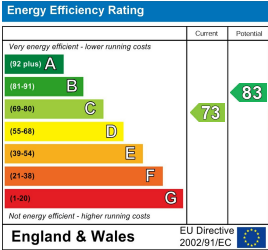
Floor Plan



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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.