Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

2 Brooke Close, Belper, DE56 1SY

£329,950

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Offered with vacant possession / no chain. A modern four bedroom town house offering deceptively spacious yet versatile accommodation situated close to Belper town centre and its excellent amenities. Having a driveway, garage and south facing garden. Viewing is highly recommended.

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The welcoming accommodation comprises an entrance hallway with cloaks storage, guest WC, dining kitchen with integrated appliances to the ground floor with a sitting room and principal bedroom with en-suite and built-in wardrobes to the first floor. To the second floor there are three further bedrooms and Jack and Jill family bathroom.

Benefitting from gas central heating, security alarm system and UPVC double glazed windows and doors.

To the front of the property is a fore garden with a driveway providing off road parking and leading to the integral garage. The mature rear garden is laid to lawn with a paved patio, perfect for alfresco dining and mature trees, shrubs and flowering plants to the borders.

Situated within walking distance of the town, Belper is renowned for its historic mills, character and charm. The popular market town has a railway station, excellent schools, shopping, bars, restaurants and many leisure facilities. There is 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 composite entrance door allows access.

ENTRANCE HALLWAY
Having a radiator, Karndean wood effect vinyl flooring, a built-in cloaks cupboard, access to the integral garage and stairs climb to the first floor.

GUEST WC
Appointed with a low flush WC and pedestal wash hand basin, radiator, extractor fan and wood effect vinyl flooring.

DINING KITCHEN
A light and spacious room well appointed with a range of light oak base cupboards, drawers and eye level units with granite effect work surface over incorporating a stainless steel sink drainer with mixer taps and splash back tiling. Integrated appliances include an electric oven and grill, gas hob, extractor hood, dishwasher, space for a fridge freezer and plumbing for a washing machine. There is wood grain effect flooring, a useful under stairs store cupboard, TV aerial point, a UPVC double glazed window overlooks the garden to the rear and UPVC French doors allow access on the patio. The wall mounted Glowworm boiler serves the domestic hot water and central heating system.

TO THE FIRST FLOOR

GALLERY LANDING
Stairs climb to the the second floor, radiator and a built-in cupboard provides storage facility.

LOUNGE
14'5 x 15'7 (4.39m x 4.75m)
A light and spacious room having full height UPVC double glazed windows and to the front elevation with Juliette balcony, enjoying views over Belper and its countryside. There are two radiators, coving and TV aerial point.

BEDROOM ONE
13'9 x 10'9 (4.19m x 3.28m)
Having a range of built-in wardrobes providing hanging and shelving, radiator, TV aerial point ad a UPVC double glazed window to the rear elevation.

ENSUITE
Appointed with a double shower enclosure with a thermostatic shower, pedestal wash hand basin

and low flush WC, heated towel radiator, UPVC double glazed window, extractor fan, illuminated mirror, wood effect vinyl flooring and complementary half tiling.

TO THE SECOND FLOOR

LANDING
There is a built-in airing cupboard housing the pressurised hot water cylinder.

BEDROOM TWO
15'7 x 9'5 (4.75m x 2.87m)
Having a radiator and full height UPVC double glazed window to the front elevation with a Juliette balcony and views over Belper's countryside.

BEDROOM THREE
13' x 8'6 (3.96m x 2.59m)
There is a UPVC double glazed window to the rear elevation and a radiator.

BEDROOM FOUR
9'1 x 6'10 (2.77m x 2.08m)
Having a radiator and a UPVC double glazed window to the rear.

JACK N JILL BATHROOM
Having a door off the landing and from bedroom two. Appointed with a three piece suite comprising a panelled bath with a thermostatic shower over, pedestal wash hand basin and a low flush WC, complementary half tiling, heated towel radiator, extractor fan and wood grain effect vinyl flooring.

OUTSIDE
To the front of the property is a mature hedge with shrubs and a driveway providing off road parking, which leads to the garage. A path to the side provides access to the secure rear garden.

GARAGE
17'7 x 8'8 (5.36m x 2.64m)
Having an up and over door, light, power and a personal door into the property.

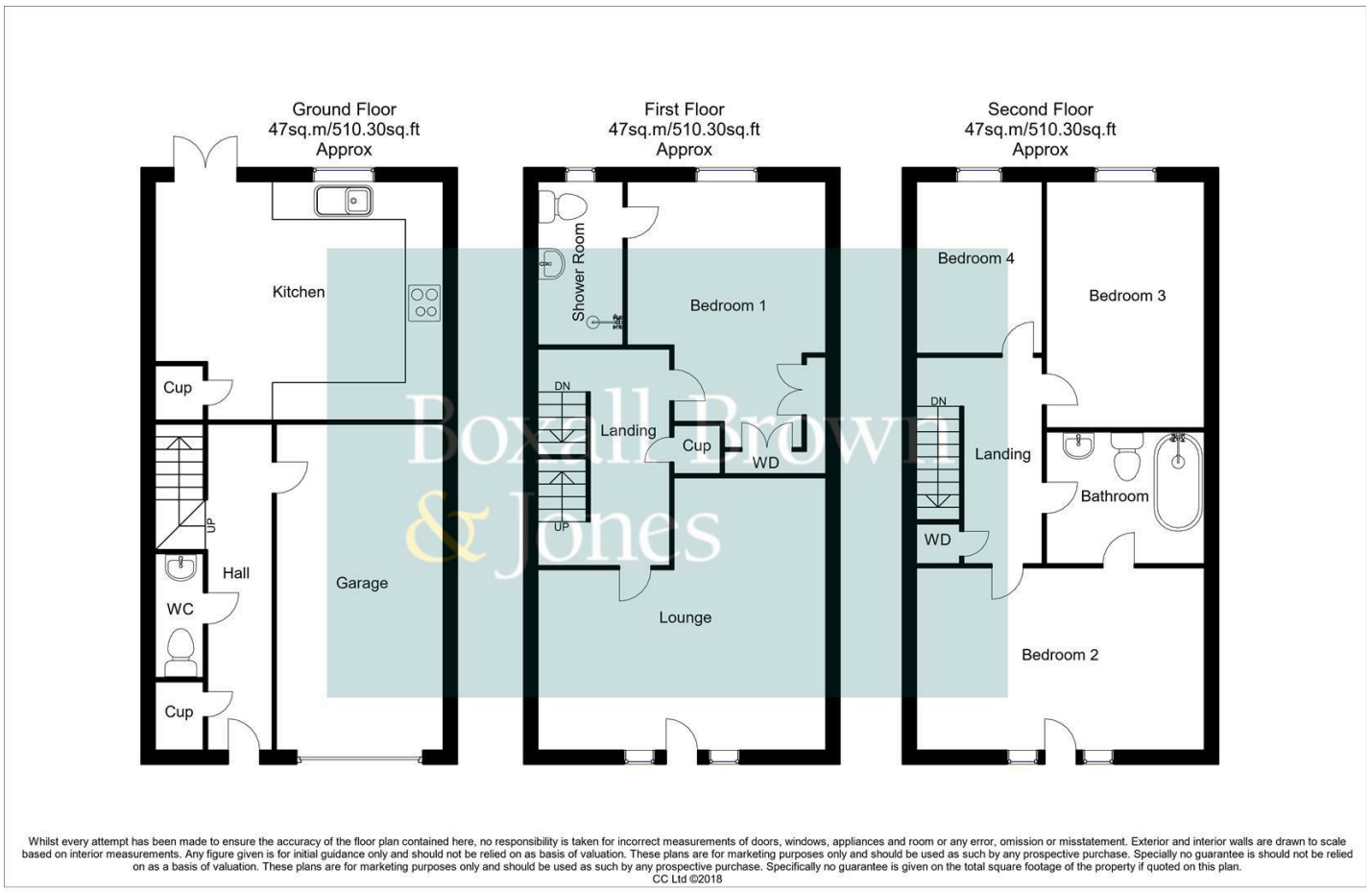
GARDEN
The rear enclosed garden is mainly laid to lawn with mature trees , shrubs and flowering plants to the borders. There is an outside tap, light, power point and a paved patio, perfect for entertaining.

Road Map

Hybrid Map

Terrain Map

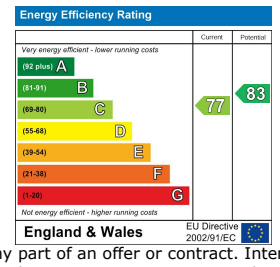
Floor Plan

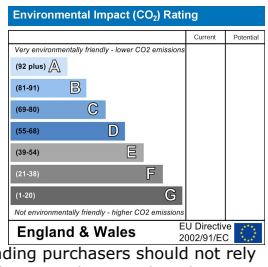


Viewing

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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