



Orton Way  
BELPER

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edwards



### Property Description

Positioned on a quiet cul-de-sac is this beautifully maintained four-bedroom detached family home situated on a corner plot. In brief the accommodation benefits from having entrance hall, lounge, open plan kitchen/diner, conservatory, study and a ground floor w.c. To the first floor there are four well proportioned bedrooms a family bathroom and an en-suite to the master bedroom. Outside there is a driveway providing off road parking with gated side access leading to an enclosed rear garden along with a converted double garage being excellent versatile space. Viewings are strongly recommended for this home to be truly appreciated.

### Entrance Hallway

The property is entered via door to the front elevation into a hallway where there is stairs off to the first floor, a radiator and laminate flooring.

### Cloakroom

Having low level W.C, a radiator, wash hand basin, obscured UPVC double glazed window to the side elevation, coving to the ceiling and tiled splashbacks.

### Study

Having UPVC double glazed window to the front, coving to the ceiling, a radiator and laminate flooring.

### Lounge

Having UPVC double glazed bay window to the front elevation, double doors opening to the kitchen, laminate flooring, a radiator and gas coal effect fire.

### Kitchen/ Diner

Having two radiator, laminate flooring, UPVC double glazed sliding doors opening into the conservatory, door to the rear opening to the garden, wall and base units with work surfaces over, electric hob and oven with stainless steel cooker hood over, integrated dishwasher, two integrated fridges, stainless steel circular sink and drainer unit, understairs storage cupboard, spot lights tot he ceiling and wall mounted boiler.

### Conservatory

Having a radiator, tiled flooring, UPVC double glazed windows to the rear and side elevation and UPVC double glazed door to the side elevation.

### First Floor Landing

Having loft access, airing cupboard and doors off leading to the bedrooms and bathroom.

### Bedroom One

Having UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, door opening to the en suite and fitted wardrobes.

### En Suite

Having a mains fed shower, low level W.C, pedestal wash hand basin, obscured UPVC double glazed window to the side elevation, tiled splashbacks, shaving point and coving to the ceiling.

### Bedroom Two

Having UPVC double glazed window to the front elevation, over stairs storage, a radiator and coving to the ceiling.

### Bedroom Three

Having UPVC double glazed window to the rear elevation and coving to the ceiling.

### Bedroom Four

Having UPVC double glazed window to the rear and coving to the ceiling.

### Bathroom

Having a bath with mixer taps over, pedestal wash hand basin with mixer tap over, low level W.C, a radiator, shaver point and UPVC double glazed obscured window to the rear elevation.

### Converted Garage

Having plumbing for a washing machine, space for a tumble dryer, space for fridge freezer, loft access, two UPVC double glazed windows to the front elevation, UPVC double glazed door to the side elevation and being insulated.

### Outside

To the front of the property is a driveway providing off road parking, lawned frontage with established shrubs and gated side access leading to the rear.

To the rear the garden has a timber shed, decked seating area, outside tap, laid lawn area, flower, bushes and shrubs. There is also a paved area behind the garage perfect for a shed (approx 8ft x 12ft)





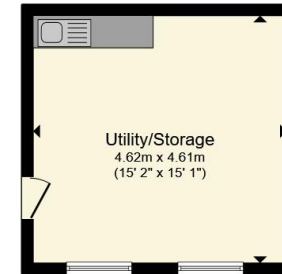




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 133.3 m<sup>2</sup> (1,435 sq.ft.) approx

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To view this property please contact Burchell Edwards on

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1-3 Bridge Street  
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EPC Rating: Awaited  
 Council Tax Band: C

Tenure: Freehold

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