

Home 2 Sell

Quality Service For Less



25 Campbell Street

BELPER, DE56 1AP

£225,000



Home2sell are delighted to offer this charming extended residence which sits in a prominent position on Campbell Street Belper within easy walking distance of Belper Town Centre with its shops, cafes, restaurants, bars, supermarkets and 'The Ritz' independent cinema. Having PVCu double glazing and gas central heating the property represents an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and very well presented two bedroomed character home. The accommodation comprises in brief of a comprehensively fitted dining kitchen and sitting room with stairs off to the first floor landing. Having a generously proportioned master bedroom which enjoys views across the valley towards the Chevin and its rolling Derbyshire countryside. Well proportioned second bedroom and a family bathroom having a three piece suite. Outside is a delightful, low maintenance, courtyard which enjoys a Southerly facing aspect and summer house. The garden enjoys views of Belper and the surrounding area. A special feature of the sale is the driveway which provides off-road parking for two vehicles. Viewing Essential. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Fitted Kitchen

12'2" x 10'7" (3.71m x 3.25m)

The property is entered via a PVCu door, having a modern fitted kitchen comprising of a range of cream shaker style base, wall and matching drawer units with roll top worksurfaces over incorporating a sink drainer unit with a chrome Swan neck mixer tap. Integrated electric fan assisted double oven and a four ring gas hob. Complimentary splash back tiling, space and plumbing for an automatic washing machine, space for a fridge/freezer and tiled flooring. PVCu double glazed windows to the front and side elevations, coving to the ceiling and ceiling light.

Living Room

13'1" x 11'11" plus 8'4" x 3'9" (4.00m x 3.65m plus 2.56m x 1.16m)

Having a PVCu double glazed window to the front elevation, central heating radiator, coving to the ceiling, ceiling rose and ceiling light. Stairs off to the first floor landing.

(We are informed by the vendor that there is a fireplace which is currently concealed by a dresser unit and the vendor is happy to provide any interested party with details).

To the first floor landing

Having a double landing with an open bookcase and doors leading to bedrooms and family bathroom. Access to the loft void being boarded with lighting and pull down ladder.

Master Bedroom

11'11" x 9'8" plus 8'7" x 3'10" (3.65m x 2.97m plus 2.64m x 1.19m)

Having a PVCu double glazed window to the side elevation enjoying a fine aspect and views, central

heating radiator, built-in airing cupboard housing the gas boiler which services the domestic hot water and central heating system. exposed hand painted floorboards, coving to the ceiling and ceiling light.

Bedroom Two

10'7" x 6'0" (3.24m x 1.83m)

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

Family Bathroom

Having a modern three piece white suite comprising of a bath with panelled side, glass shower screen and electric shower over, a vanity hand wash basin with drawers beneath and a close couple WC. With complimentary tiling to the walls, a tiled floor, central heating radiator, wall mounted over sink mirror with light and electric shaver point and wall mounted I Dimplex heater. There is a wall mounted bathroom cabinet with additional towel rail. Having PVCu double glazed windows to the side and front elevation giving natural light.

Outside

Without doubt a special feature of the sale is a tarmac driveway which provides off road parking for up to two vehicles.

There is a delightful, easy to maintain, courtyard garden which is block paved and makes an ideal space for el fresco dining and entertaining. There is outside lighting and a cold water tap. The fully wired summerhouse is included in the sale which offers versatility for home office 12 x 8, storage or hobby space.

Area

Campbell Street is situated with in 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.

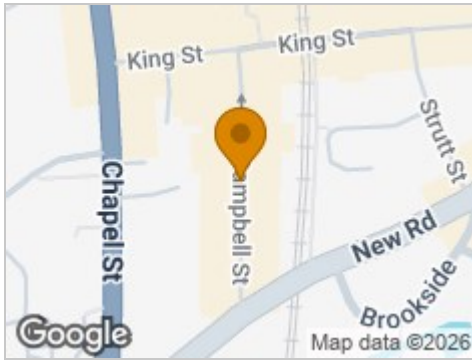
There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

Directional Note

From the Belper Branch of Home2sell proceed along Cheapside on to New Road taking the second right hand turn on to Campbell Street where number 25 can be located on the right hand side.



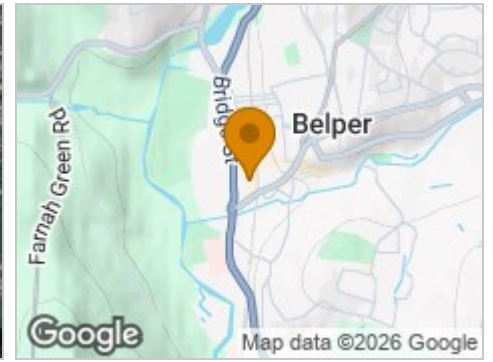
Road Map



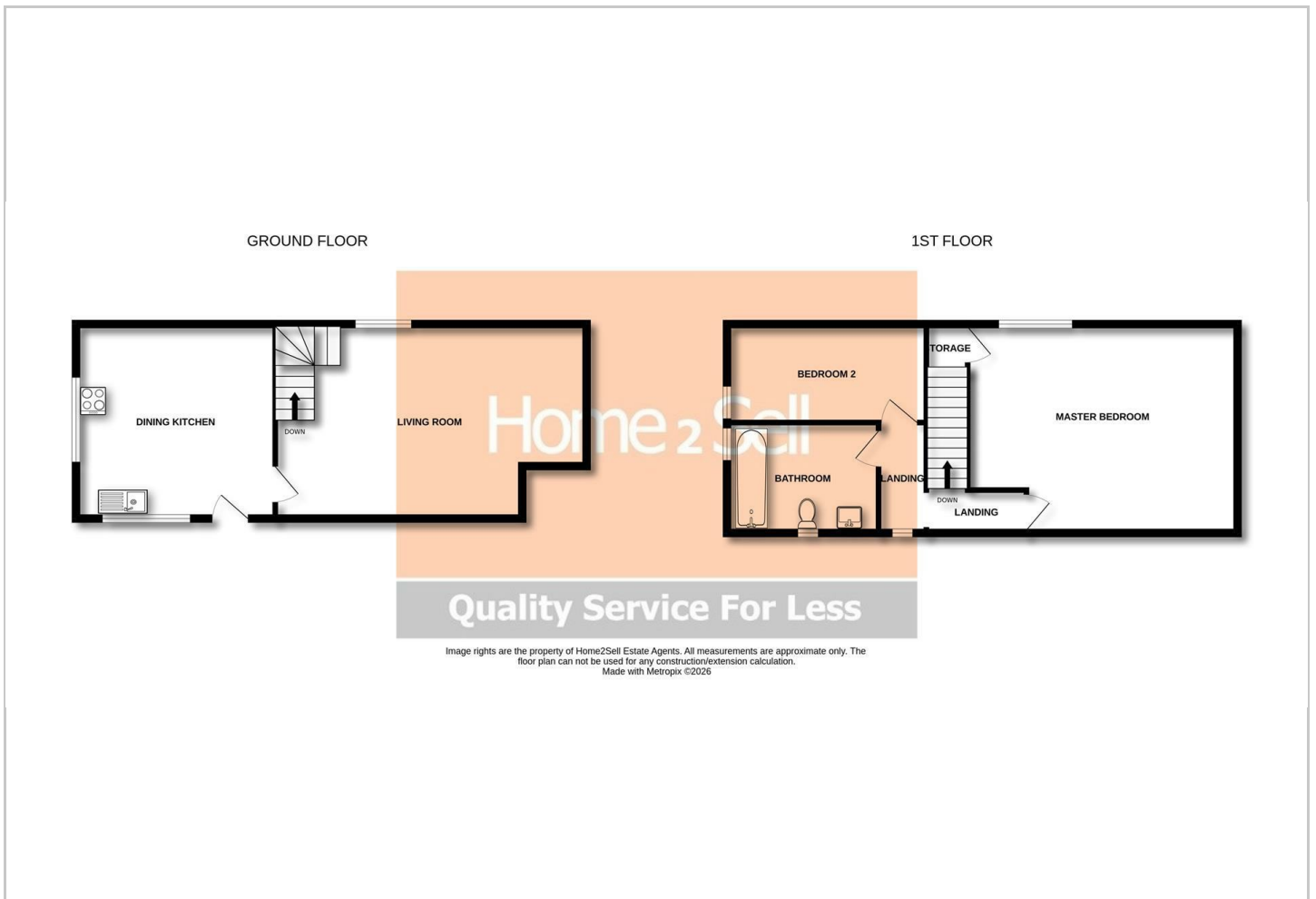
Hybrid Map



Terrain Map



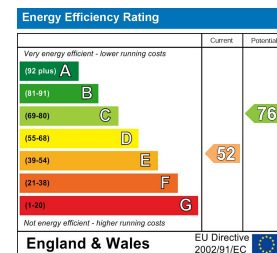
Floor Plan



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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