

Home 2 Sell

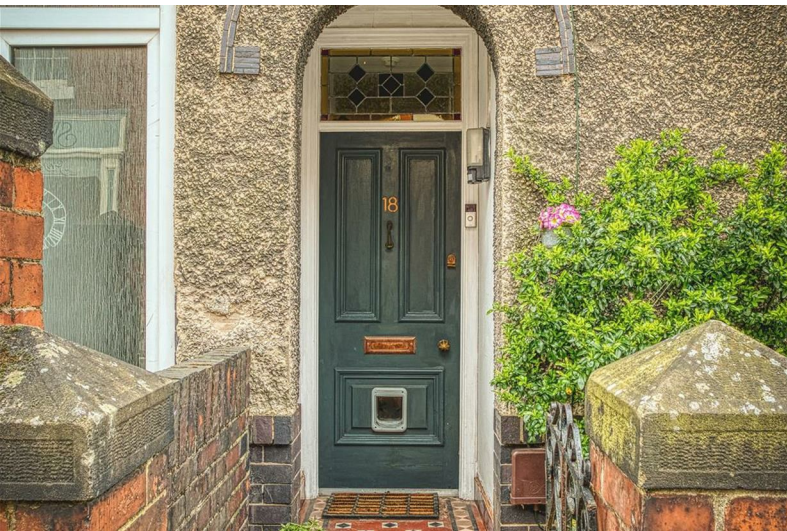
Quality Service For Less



18 High Pavement

Belper, DE56 1GD

£325,000



Home2sell are delighted to offer this beautifully presented three double bedroom semi-detached bay-fronted home which enjoys a superb position situated in a convenient location within easy walking distance of Belper town centre, enjoying far reaching views over the coppice and surrounding Derbyshire countryside. This superb property retains many original features, having PVCu double glazing and gas central heating. Accommodation comprises in brief; Entrance porch vestibule, entrance hall, sitting room having feature multi fuel burning stove, magnificent open plan lounge with multi fuel burning stove, fitted kitchen and conservatory. To the first floor two double bedrooms and a spacious family bathroom having a three piece suite. To the second floor a master bedroom having Velux style windows and a WC and hand wash basin. To the outside a rear courtyard enjoying the fine aspect and views with steps to an established Southerly facing tiered garden with lawn and established borders. Viewing Essential. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Entrance Hall

Having a storm porch vestibule with Minton tile flooring. The property is entered via a traditional hardwood door having stained glass over window, Minton floor, central heating radiator and stairs off to the first floor landing.

Sitting Room

11'10" x 10'11" plus bay (3.61m x 3.35m plus bay)

Having an open cast iron fireplace with marble hearth, central heating radiator, PVCu walk in bay window to the front elevation, PVCu double glazed window to the side elevation, exposed polished wooden floor boards, coving to the ceiling and light.

Open Plan Kitchen/ Lounge /Conservatory

29'9" x 11'3" extending 15'10" red 6'3" (9.08m x 3.45m extending 4.85m red 1.93m)

This most impressive and generously proportioned open plan living space comprises of a Lounge Area with the focal point being an inset multi fuel burning stove set on a polished granite hearth. Central heating radiator, wood grain effect flooring, picture rail and ceiling light.

The conservatory area is of PVCu sealed unit construction with PVCu French doors to the rear garden aspect enjoying the fine aspect and views.

The Fitted Kitchen Area has a range of modern base wall and matching drawer units with work surfaces over incorporating a sink drainer unit having a chrome Swan neck mixer tap, complementary splash back tiling, integrated gas five ring hob having a stainless steel extractor canopy over. Integrated electric double oven, space and plumbing for an

automatic washing machine, space for a dishwasher, space for a free standing fridge freezer, wood grain effect flooring and two ceiling lights. Column radiator and two ceiling lights. Useful under stairs pantry.

Landing

Having a built in storage cupboard, PVCu window to the front elevation and useful space under the stairs.

Bathroom

Having a three piece suite comprising of a free standing cast iron roll top bath with claw feet having a thermostatically controlled shower with rain head and hand held attachment, pedestal wash basin and a close couple WC., Airing cupboard housing the Baxi gas central heating boiler which services the domestic hot water and central heating system. PVCu double glazed window to the rear elevation, central heating radiator and complimentary wall tiling.

Bedroom Two

12'0" x 8'11" (3.66m x 2.74m)

Having a PVCu double glazed window to the rear elevation enjoying a fine aspect and view, central heating radiator and ceiling light.

Bedroom Three

10'10" x 8'5" (3.32m x 2.58m)

Having fitted wardrobes, cupboards and dressing table, central heating radiator and a PVCu double glazed window to the front elevation.

Second Floor

Giving access to the master bedroom and WC. Ceiling light.

Master Bedroom

11'7" x11'6" (3.55m x3.51m)

Having two Velux style sky light windows, central heating radiator and ceiling light.

WC

Fitted with a wall mounted wash basin and a close couple WC.

Outside

The property is set back from the road behind a wall foregarden with gate and pathway to the storm porch vestibule.

A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect having a patio terrace immediately to the rear enjoying the fine elevated aspect and views. With steps down to a tiered garden having lawn areas, gravel and further patio sun terrace.

Area

High Pavement is within a short walking distance of Belper town centre 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.

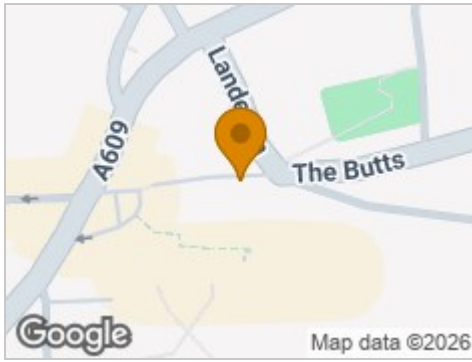
There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

Directional Note

From the Home2sell office on Belper's Market Place walk up High Pavement where number 18 can be found on the right hand side.



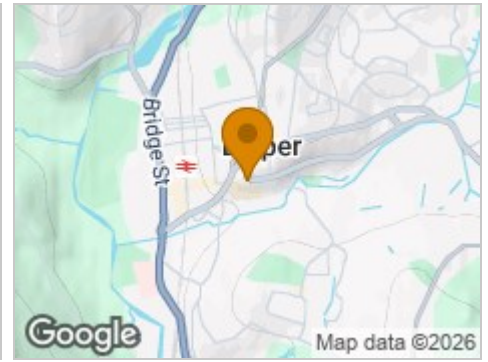
Road Map



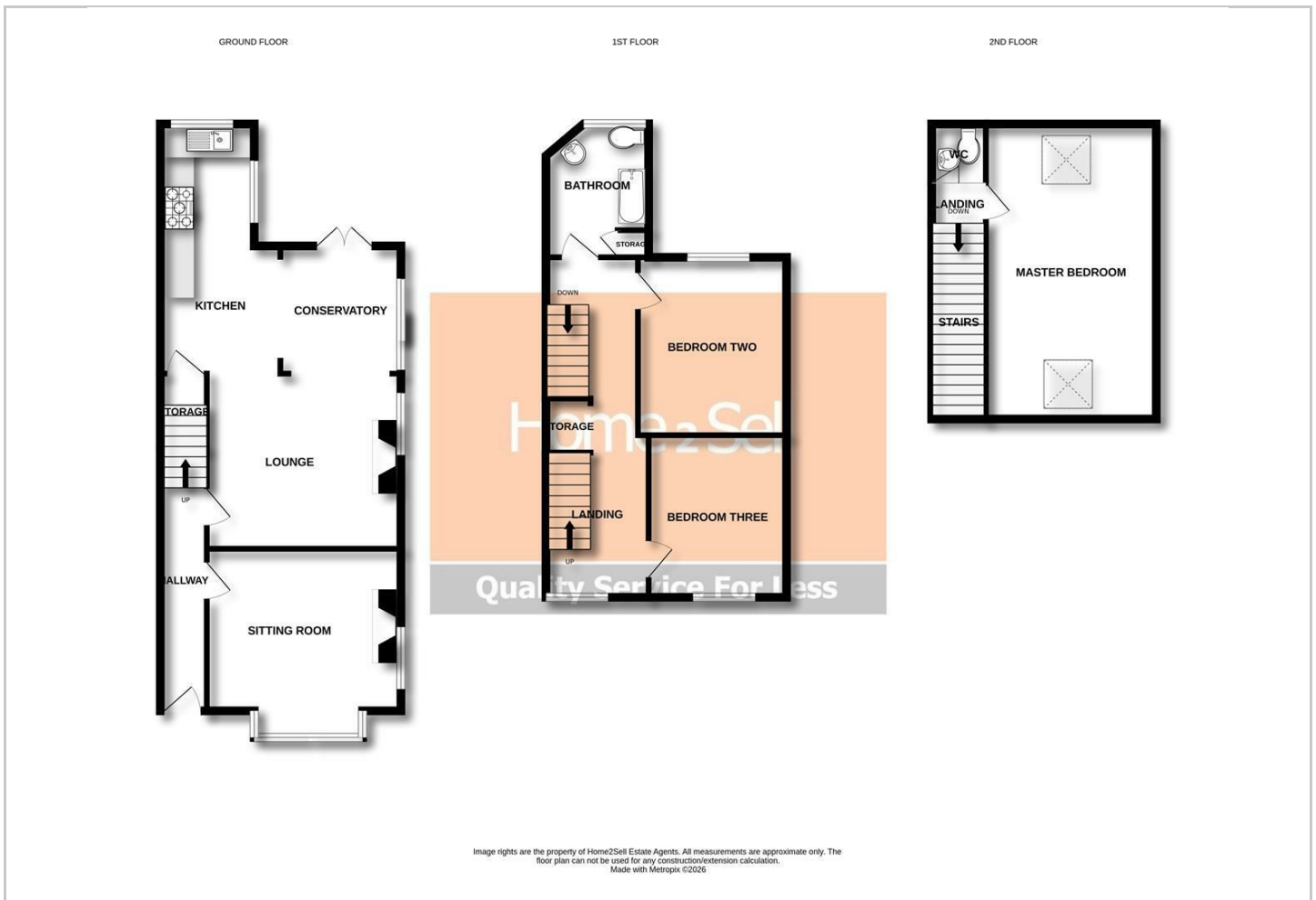
Hybrid Map



Terrain Map



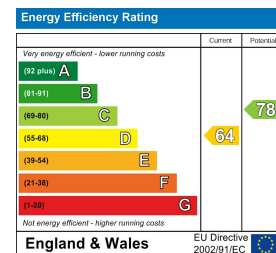
Floor Plan



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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