Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



15 Marston Close, Belper, DE56 1TP

£144,950

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Offered with vacant possession / no chain. An immaculately presented modern one bedroom townhouse, situated in a quiet cul de sac location. The newly modernised property has open plan, low maintenance accommodation with a south facing garden and two allocated car parking spaces. Viewing is strongly recommended.







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The welcoming accommodation has a canopy storm porch with a new charcoal UPVC entrance door allowing access into the well equipped open plan living dining kitchen with stairs leads into the first floor landing with a luxury bathroom and a double bedroom.

Benefitting from UPVC double glazed windows and doors, electric heating, being newly decorated and re carpeted.

To the front of the property is a gravel fore garden. There is a south facing rear garden, which gravelled for ease of maintenance and two allocated car parking spaces in a residents car park.

Situated on a popular development off Far Laund, close to local shops, bus route and excellent local amenities. Located within walking distance of Belper with it busy railway station, excellent shopping, bars restaurants and 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

There is an open storm porch with canopy and light. A charcoal coloured UPVC entrance door allows access.

OPEN PLAN LIVING DINING KITCHEN

22'4 x 10'11 overall measurements (6.81m x 3.33m overall measurements)

FITTED KITCHEN

11' x 10'10 max measurements (3.35m x 3.30m max measurements)

There is an in-built cupboard with the electrical installation and an open under stairs storage space. The kitchen is appointed with a modern range of grey base cupboards, drawers and eye level units with wood block effect work surface over incorporating a stainless steel sink drainer with mixer taps and upstand, extending to a breakfast bar. Integrated appliances include an electric oven, ceramic hob, extractor hood with contrasting splash back, plumbing for a washing machine and space for a fridge freezer. There is herringbone effect vinyl flooring, UPVC double glazed window and coving. Open into :

LOUNGE AREA

13'4 x 10'10 (4.06m x 3.30m)

Having been fitted with new carpet, an electric heater, TV aerial point, telephone point, UPVC double glazed window to the rear and a half glazed entrance door opens onto the garden. Stairs climb off to the first floor landing.

FIRST FLOOR LANDING

Having a built-in airing cupboard housing the hot water cylinder and providing linen storage facility.

BEDROOM ONE

11'8 x 10'10 (3.56m x 3.30m)

A generous room with an electric wall heater, UPVC double glazed window to the rear, telephone point, wall mounted mirror, new carpet flooring and access to the part boarded roof void.

BATHROOM

Appointed with a three piece white suite comprising a panelled bath with an electric Triton shower over, vanity wash hand basin and a low flush WC, complementary tiling, wall mounted electric towel radiator, extractor fan, vinyl flooring and a UPVC double glazed window to the rear elevation.

OUTSIDE

To the front of the property is a gravelled fore garden and open storm porch. There is access to the left of the property to the residents communal car park, where there are two allocated car parking spaces.

GARDEN

The fully enclosed rear garden is tiered and gravelled for ease of maintenance with a sunny seating area, outside lighting and a gate to the bottom allows direct access to the car park via a path.









Road Map



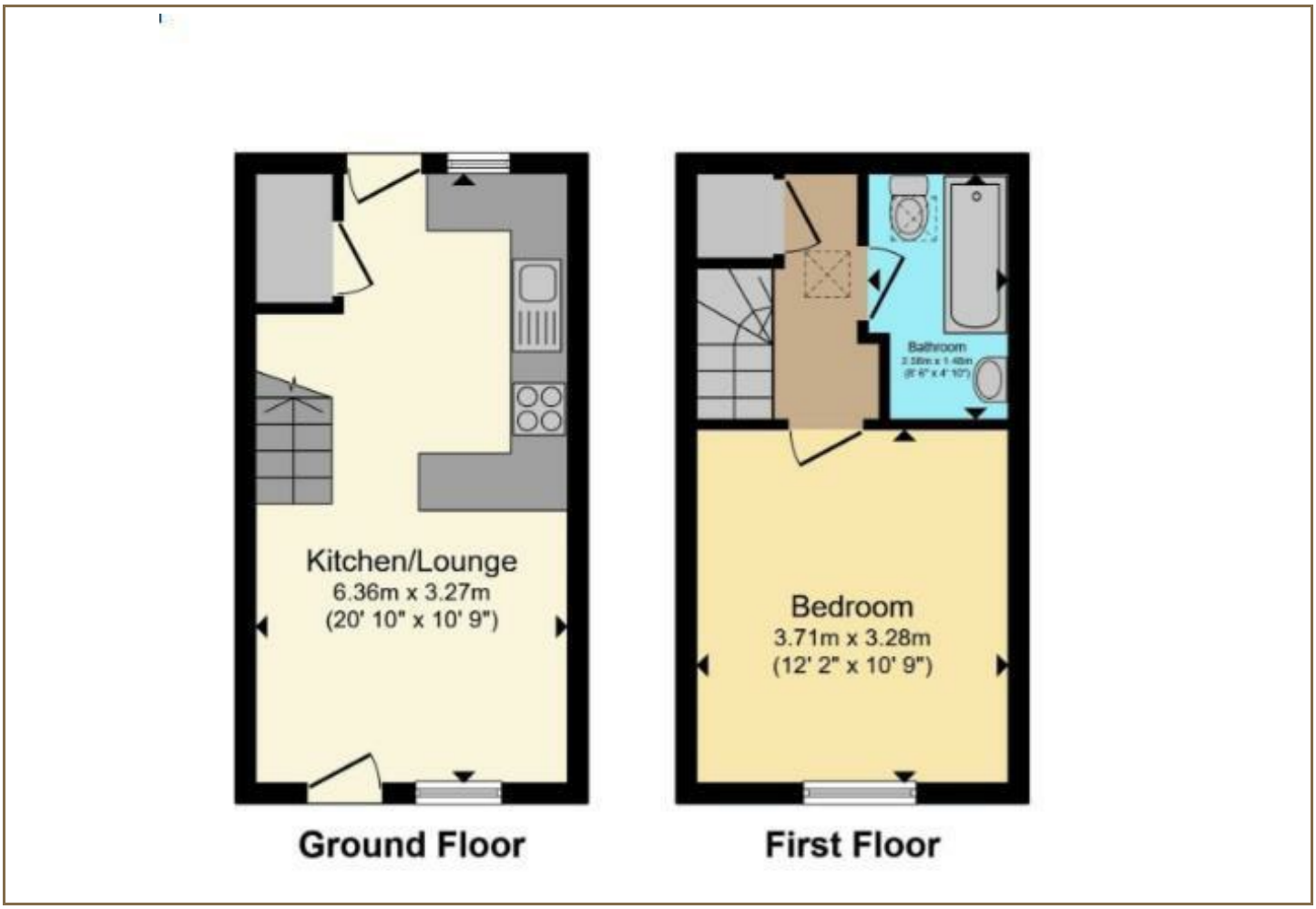
Hybrid Map



Terrain Map



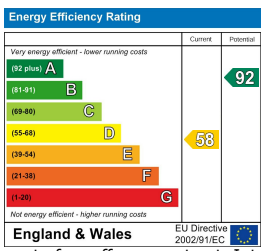
Floor Plan

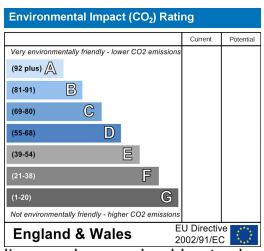


Viewing

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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