Home 2 Sell

Quality Service For Less



136 Belper Lane

Belper, DE56 2UH

£345,000

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Home2sell are delighted to offer this beautifully presented three bedroomed semi detached family home which enjoys a much sought after location situated on the North side of Belper, Derbyshire enjoying a fine aspect and panoramic views. The sale represents an excellent opportunity for the discerning purchaser looking to acquire a spacious and well proportioned family home which has been upgraded to an exceptionally high standard, and requires an internal inspection to truly appreciate the superbly presented accommodation. Supplemented by sealed unit PVCu double glazing and gas central heating a recommended internal inspection will reveal; entrance hall, lounge with walk in bay window and inset feature gas stove. Lobby with side access door, an impressive open plan kitchen dining room having a traditional pantry and space for multiple appliances including larder fridge, dishwasher, washing machine and tumble dryer. There is a shower room having a three piece suite. To the first floor, a landing leads to the master bedroom with en suite WC, a second double bedroom which enjoys a most fine aspect and view and a further well proportioned bedroom with views that can only be truly appreciated when viewed. Outside to the front a tarmacadam driveway that provides parking for two vehicles. A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect having a Indian flagstone terrace immediately to the rear making and ideal space for alfresco dining and entertaining. With steps to a tiered garden having well stocked borders, timber garden shed and green house with seating area backing directly on to open fields. Viewing Essential.





Entrance Hall
Having a storm porch canopy the property is entered via a high quality composite door having glazed insert, central heating radiator and stairs off to the first floor landing.

Lounge
12'2" into bay x 14'2" x 11'3" extending 12'5" (3.72m into bay x 4.34m x 3.43m extending 3.80m)
Having a walk in bow bay PVCu double glazed window to the front elevation, roll curved bespoke central heating radiator, coving to the ceiling, ceiling light, telephone point and television point. The focal point of the room is an inset gas living flame effect Stockton five set on a raised tile hearth with exposed brick herringbone back drop having a wooden surround and mantle.

Lobby
Having a PVCu door to the side access having opaque glazed insert, useful under stairs storage pantry, wood grain effect flooring and central heating radiator.

Shower Room
Having a modern fitted three piece suite comprising of a close couple WC, pedestal hand wash basin and shower tiled shower cubicle having an electric Mira shower. Complimentary wall tiling, chrome ladder style heated towel rail, ceiling light, extractor fan and PVCu double glazed opaque window.

Dining Kitchen
9'10" extending 10'2" x 20'2" (3.00m extending 3.10m x 6.15m)
Having a modern fitted kitchen comprising of a range of base wall and matching drawer units with slimline modern work surfaces over incorporating a composite one and a half sink drainer unit with steel kitchen faucet with pull down spring spout. Having an integrated gas oven and electric grill, four ring gas hob and stainless steel extractor canopy over. Space and plumbing for an automatic washing machine, space for a tumble dryer , space and plumbing for a dishwasher and space for a fridge freezer. Having ceiling light, complimentary splash back tiling and wood grain effect flooring. The dining area has a PVCu double glazed high opaque window to the side elevation, PVCu double glazed window to the rear elevation and PVCu double glazed French doors to the patio terrace. Central heating radiator, telephone point, coving to the ceiling and light. Cupboard housing the BAXI gas combination boiler which services the domestic hot water and central heating system (advised 4 yr warranty)

To the first floor landing
Having a PVCu double glazed window to the side elevation, access to the loft void being fully boarded with strip light and pull down ladder.

Bedroom One
11'5" x 10'7" (3.48m x 3.25m)
Having a PVCu double glazed window to the front elevation, central heating radiator, tv aerial, telephone point and ceiling light. With fitted mirror fronted wardrobe and door to the en suite WC.

En Suite WC
Having a fitted two piece suite comprising of a close couple WC and pedestal hand wash basin, extractor fan and light.

Bedroom Two
12'2" x 9'0" max (3.72m x 2.76m max)
Having a PVCu double glazed window to the rear elevation enjoying the panoramic views over the valley, central heating radiator and ceiling light.

Bedroom Three
6'4" x 9'1" (1.94m x 2.79m)
Having a PVCu double glazed window to the rear elevation enjoying the panoramic views over the valley, central heating radiator and ceiling light.

Outside
Outside to the front a tarmacadam driveway that provides parking for two vehicles. Having gated side access with outhouse having power with space for a freezer.
Newly fitted roof in 2024, confirmed by the vendor.
A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect having a Indian flagstone terrace immediately to the rear making an ideal space for alfresco dining and entertaining with outside lights to the side and rear. With steps to a tiered garden having well stocked borders and specimen trees. A timber garden shed and green house with seating area backing directly on to open fields. There is outside power and cold water tap.

Area
136 Belper Lane is situated approximately a mile from 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. Ideal for access to the A38 and the M1.

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
Leave Belper town centre along the A6 north taking a left hand turn over the river bridge and turn immediately right onto Belper Lane. Continue up the hill eventually reaching number 136 on the right hand side of the road.

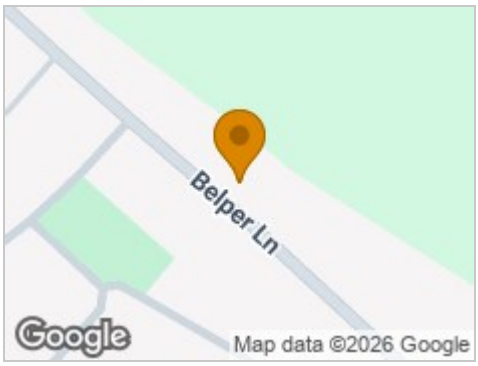








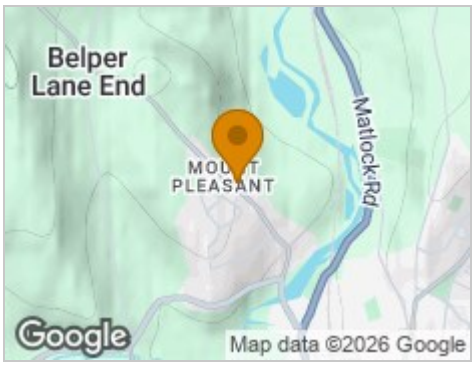
Road Map



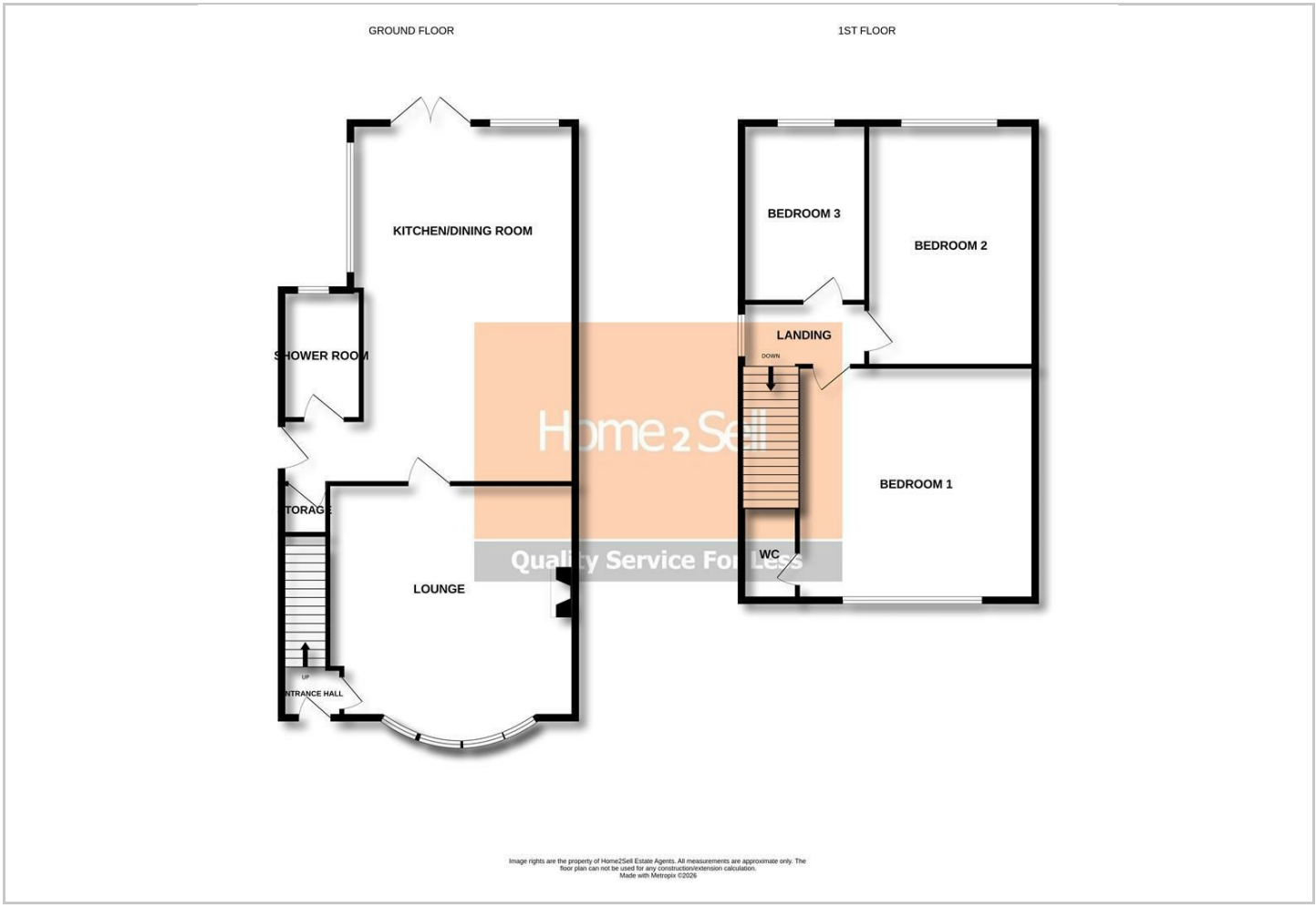
Hybrid Map



Terrain Map



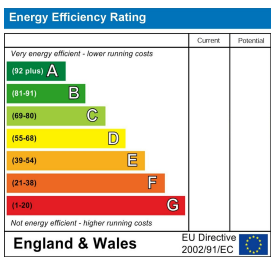
Floor Plan



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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