



18 Wheeldon Avenue, Belper, DE56 1GX

£259,950



A well presented traditional family home situated in a popular location close to Belper and its excellent amenities. Having a conservatory, off road parking and generous rear garden. Viewing is strongly recommended.



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The welcoming accommodation comprises and entrance hallway, lounge with feature fireplace, separate dining room, extended kitchen, well equipped with integrated appliances and a conservatory. To the first floor there are three good sized bedrooms and luxury family bathroom.

Benefitting from gas central heating fired by a combi boiler and UPVC double glazed windows and doors.

To the front of the property is a driveway providing off road parking and a fore garden. A passage to the side of the house leads to the enclosed rear garden, which is landscaped, being laid to lawn with a sunny paved patio.

The property is conveniently situated with walking distance of Belper and its, busy railway station, excellent schools, 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

A half glazed UPVC entrance door allows access.

ENTRANCE HALLWAY

Having ceramic tiled flooring, UPVC double glazed window to the side, radiator, telephone point, a range of coat hanging and stairs climb to the first floor.

LOUNGE

12'3 x 14' (3.73m x 4.27m)

There is a large UPVC double glazed picture window to the front, wood effect flooring, decorative dado rail. coving, radiator, TV aerial point and an Adams style fire surround with marble effect inset and hearth housing a gas fire.

KITCHEN

15' x 12'3 max (4.57m x 3.73m max)

Comprehensively appointed with a range of sage base cupboards, drawers, eye level units, glazed cabinet and decorative shelving with rolled top work surface over incorporating a one and a half stainless steel sink drainer with mixer taps and splash back tiling. Integrated appliances include a Neff double electric oven, six ring induction hob, extractor hood, plumbing for a washing machine, space for fridge freezer and tumble dryer. There is wood effect flooring, dual aspect UPVC double glazed windows, inset spot lighting and a UPVC entrance door opens onto the side passage. A useful under stairs pantry has shelving and a UPVC double glazed window to the side.

DINING ROOM

10'10 x 10'2 (3.30m x 3.10m)

Having ceramic tiled flooring, radiator, recessed shelving and UPVC sliding patio doors open into :

CONSERVATORY

12'9 x 10'2 (3.89m x 3.10m)

Constructed with a brick base, UPVC double glazed windows and doors with a triple

polycarbonate roof, ceramic tiled flooring, radiator, light and power.

TO THE FIRST FLOOR

LANDING

There is a UPVC double glazed window to the side elevation, radiator and access to the part boarded roof void, via a ladder with light, power and a recently updated Navien combi boiler, serving the domestic hot water and central heating system.

BEDROOM ONE

12 x 11'4 + recess (3.66m x 3.45m + recess)
There is engineered oak flooring, radiator, UPVC double glazed window to the front elevation and an in-built cupboard provides shelving.

BEDROOM TWO

12'5 x 10'3 (3.78m x 3.12m)
A generous room with a UPVC double glazed window to the rear elevation and a radiator.

BEDROOM THREE

9' x 7'8 (2.74m x 2.34m)
Having a radiator and UPVC double glazed window to the front.



BATHROOM

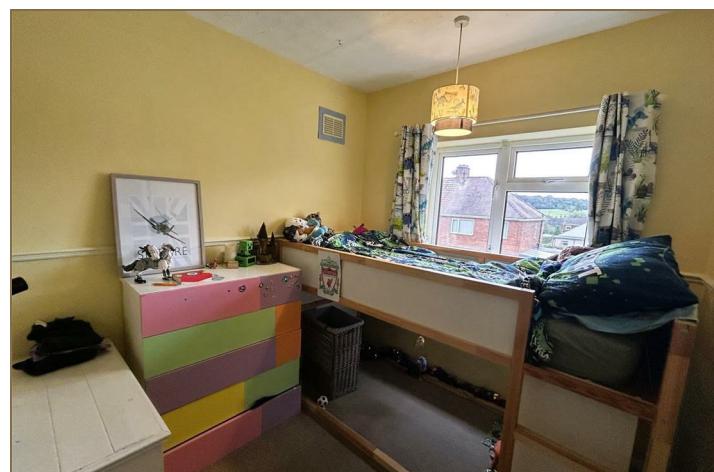
Appointed with a three piece suite comprising a panelled bath with a thermostatic rainfall shower over, vanity wash hand basin and low flush WC. There is a UPVC double glazed window to the rear elevation, extractor fan, inset spot lighting and in built mirror, radiator and wood grain flooring.

OUTSIDE

To the front of the property is a driveway providing off road parking with a gravelled fore garden, rockery and outside light. A UPVC entrance door opens to the side passage which provides secure access to the rear garden.

GARDEN

The rear enclosed garden is mainly laid to lawn with established flower beds, water feature, paved patio and decked seating area. There is a gravel garden, outside light, power, wooden garden shed and a high degree of privacy.



Road Map



Hybrid Map



Terrain Map



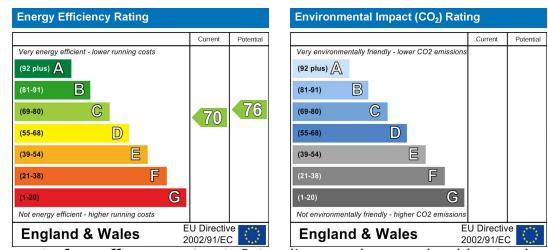
Floor Plan



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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