

Home 2 Sell

Quality Service For Less



83 Mill Lane

Belper, DE56 1LH

£475,000



Occupying a popular and convenient location within a popular area of Belper is this highly stylish modern and appealing four bedroom executive detached residence. Being sympathetically extended to a particularly high standard and representing an excellent opportunity for the discerning purchaser, looking to acquire an easy to manage and superbly presented family home. The property offers versatile living accommodation and is supplemented by PVCu double glazing and gas central heating. A recommended internal inspection will reveal: Entrance Porch leading to entrance hall, down-stairs W.C, Lounge, open plan fitted dining kitchen, living room/dining room and separate utility room. To the first floor there are four bedrooms with a master en suite, juliet balcony with fine aspect and views to the rear and a family bathroom having a three piece suite. Externally the property is set back from the road in a slightly elevated position having a tarmac driveway providing off road parking and leading to the double garage. A special feature of the sale is the delightful rear garden which has a patio immediately to the rear with raised decking sun terrace making a perfect space for alfresco dining and entertaining. Having a generous lawn with established borders. Viewing Essential.

DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Entrance Porch

The property is entered via a composite door. Having internal glazed door to the entrance hall.

Entrance Hall

Having a central heating radiator, recessed ceiling lighting, useful under stairs storage and quality wood grain effect flooring.

Guest Cloakroom WC

Having a two piece suite comprising of a close couple WC and a wall mounted hand wash basin. Quality wood grain effect flooring and central heating radiator.

Lounge

9'9" extending 11'3" x 15'5" (2.98m extending 3.45m x 4.71m)

Having a PVCu double glazed window to the front elevation, central heating radiator, double doors from the hall, feature fireplace with wooden mantle, television point and ceiling light.

Open Plan Dining Living Kitchen

28'6" x 8'7" extending 15'9" max (8.71m x 2.62m extending 4.81m max)

This generously proportioned and open plan room comprises of a modern fitted kitchen having a range of base wall and matching drawer units with wood block work surfaces over incorporating a ceramic butlers sink with a chrome Swan neck mixer tap. Space for a range cooker with extractor canopy over, integrated dishwasher, breakfast bar, complimentary splash back tiling, recessed ceiling lighting, two PVCu double glazed windows to the rear garden aspect and door to the utility.

The living area has a feature inset multi fuel burning stove set on a raised tile hearth with wooden mantle, wall light, central heating radiator, quality wood grain effect flooring, Velux style window, PVCu double glazed window to the side elevation and PVCu double glazed French doors to the rear garden aspect.

Utility Room

8'7" x 5'5" (2.62m x 1.67m)

Having quality wood grain effect flooring, wood block work surface with complimentary splash back tiling, space for a free standing fridge freezer, space and plumbing for an automatic washing machine and space for a tumble dryer. PVCu door to the rear garden aspect having opaque insert and courtesy door to the integral garage.

Integral Double Garage

19'9" x 16'1" (6.03m x 4.91m)

Having power and light.

To the first floor landing

Having access to the loft void. Ceiling light. and cupboard housing the gas combination boiler which services the domestic hot water and central heating system.

Master Bedroom

12'7" extending 18'7" x 7'3" extending 13'9" (3.85m extending 5.67m x 2.21m extending 4.21m)

This most impressively proportioned room has Sharps fitted wardrobes to one wall, PVCu double glazed French doors with Juliet balcony enjoying the fine aspect and view to the rear elevation, ceiling lighting array, exposed polished floor boards, PVCu double glazed window to the front elevation and two central heating radiators. Door to the en-suite shower room.

En suite shower room

Having a three piece suite comprising of a fitted ceramic hand wash basin, close couple WC and shower enclosure having a thermostatically controlled shower with rain head and hand held attachment. Complimentary wall tiling, recessed ceiling lighting, chrome ladder style heated towel rail and PVCu double glazed opaque window to the rear elevation.

Bedroom Two

9'10" x 10'11" (3.00m x 3.33m)

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

Bedroom Three

13'3" reducing 8'11" x 9'5" reducing 4'11" (4.06m reducing 2.74m x 2.89m reducing 1.52m)

Having a fitted wardrobe, central heating radiator and PVCu double glazed window to the rear elevation.

Bedroom Four

8'1" x 7'11" (2.47m x 2.43m)

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

Family Bathroom

Having a traditional three piece suite comprising of a close couple WC, pedestal hand wash basin and bath with panelled side having hand held shower attachment and screen. PVCu double glazed opaque window, complimentary wall tiling, extractor fan and wood grain effect flooring.

Outside

Externally the property is set back from the road in a slightly elevated position having a tarmacadam driveway providing off road parking and leading to the double garage. A special feature of the sale is the delightful rear garden

which has a patio immediately to the rear with raised decking sun terrace making a perfect space for for alfresco dining and entertaining. Having a generous lawn with established borders.

Area

83 Mill Lane is situated approximately a half 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.

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 our Belper office of Home2sell proceed along through the Market Place and bear right onto Lander Lane. At the T junction proceed straight across onto Parkside which then becomes Mill Lane where the property is situated at the top of the hill on the left hand side clearly identified by our distinctive Home2sell For sale board. .



Road Map



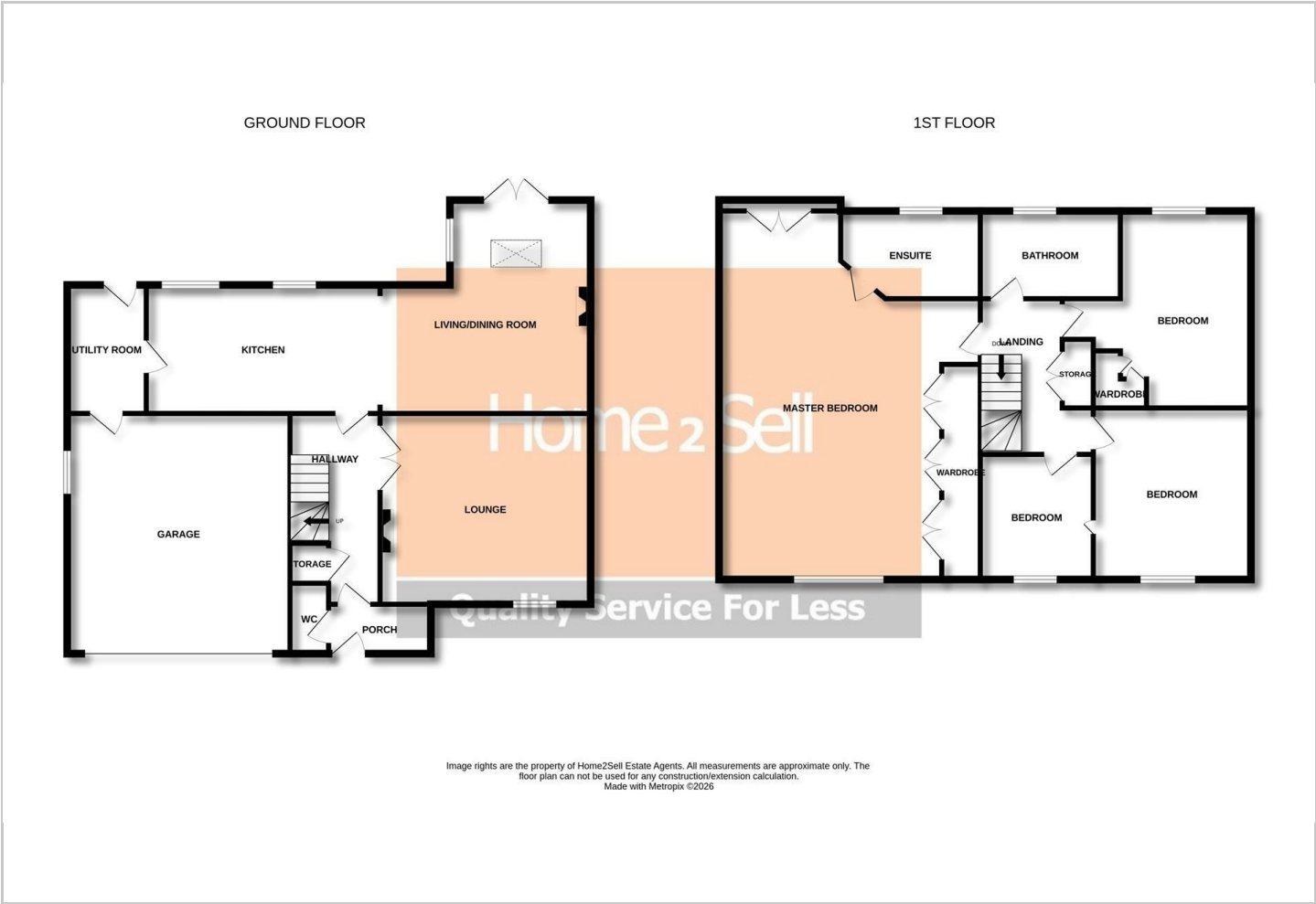
Hybrid Map



Terrain Map



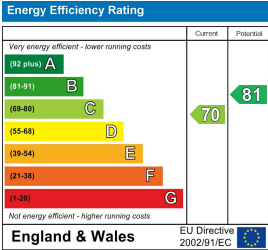
Floor Plan



Viewing

Please contact our Belper Lettings 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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