



## 61 Ladywood Avenue, Belper, DE56 1HT

**£475,000**



A beautifully presented modern family home offering generously proportioned and extended contemporary accommodation with four bedrooms and open plan living dining kitchen. There is ample off road parking and a sunny landscaped rear garden. Viewing is highly recommended. No upward chain



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The welcoming accommodation comprises a recessed storm porch with a contemporary entrance door opening into a reception hallway with a family room/ home office, generous lounge diner and an impressive living dining kitchen well equipped with a stylish contemporary units and integrated appliances. To the first floor there is a gallery landing, four generous bedrooms (principal suite with a luxury en-suite) and a family bathroom.

Benefitting from modern flush casement UPVC double glazed windows and doors, gas central heating fired by a combi boiler and a security alarm system.

To the front of the property is a generous driveway providing ample off road parking. The sunny rear garden is low maintenance, enjoying a westerly aspect with paved seating areas and well stocked flowerbeds, perfect for alfresco dining.

Situated conveniently close to local amenities and within walking distance of Belper with its busy railway station, excellent schools, shopping, bars restaurants and leisure facilities. There is easy access to major road links ie A38, M1 to Derby and Nottingham, whilst the A6 provides the gateway to the stunning Peak District.

## ACCOMMODATION

A contemporary red entrance door allows access.

## RECEPTION HALLWAY

18' x 6'3 (5.49m x 1.91m )

A welcoming hallway with porcelain tiled flooring, inset spot lighting, UPVC double glazed window to the front, vertical radiator and a oak staircase climbs to the first floor.

## FAMILY ROOM

16 x 10'2 (4.88m x 3.10m )

A beautifully decorated room with feature panelling, UPVC double glazed window to the front, inset mood lighting, porcelain tiled flooring, vertical radiator and a TV aerial point. There is a home office space, perfect for a home worker.

## IMPRESSIVE LIVING DINING KITCHEN

23'9 x 17'6 overall (7.24m x 5.33m overall )

A light and spacious room with four Velux skylights flooding the room with natural light, twin full length side windows and UPVC French doors open onto the garden. A well equipped kitchen area is fitted with stone coloured high gloss base cupboards, eye level units, larder cabinets and a range of drawers with a combination of deep pan drawers and a central island unit with solid walnut wood work surfaces incorporating a one and a half bowl porcelain sink drainer with mixer taps and extending to a breakfast bar. Integrated appliances include an electric oven, combination oven / microwave, gas hob, extractor hood, dishwasher, freezer and housing for a full height fridge. There is

matching porcelain tiled flooring, two vertical radiators, dimmer inset mood lighting, under plinth lighting with pendant lights, UPVC double glazed window to the side, TV aerial point and an in-built utility cupboard has plumbing for an automatic washing machine and space for a tumble dryer. A wall mounted Baxi combi boiler is housed in a matching cupboard, which serves the domestic hot water and central heating system. A half glazed oak door opens into :

### LOUNGE DINER

23'4 x 10'9 extending to 13'2 (7.11m x 3.28m extending to 4.01m )

A generously proportioned room with dual aspect UPVC double glazed windows to the front and rear overlooking the garden, two vertical radiators, TV aerial point, satellite connection and telephone point.

### TO THE FIRST FLOOR

### GALLERY LANDING

Having oak staircase with wrought iron balustrade, a built-in linen cupboard with

shelving and there is access to the large boarded roof space via a ladder with light and power.

### PRINCIPAL BEDROOM ONE

17'6 x 10'2 max measurements (5.33m x 3.10m max measurements )

Having a UPVC double glazed window to the front elevation, column radiator, TV aerial point and a oak door opens into :

### EN-SUITE

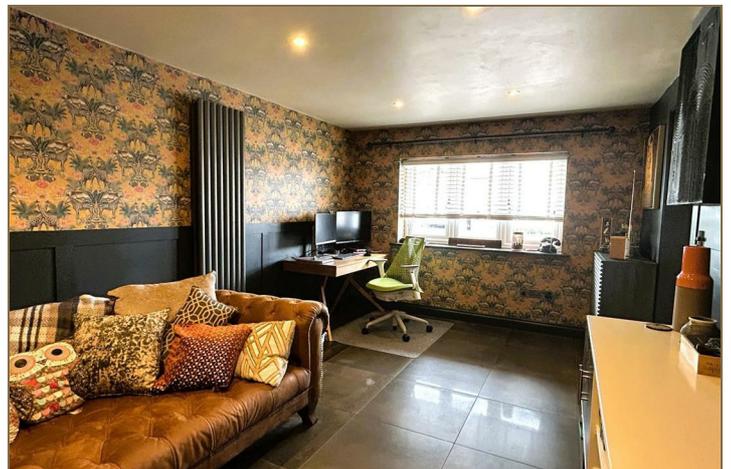
8'5 x 4'6 (2.57m x 1.37m )

Beautifully appointed with a double walk-in shower enclosure with Crittall style glazed screen and a black thermostatic rainfall shower, low flush WC and a pedestal wash hand basin. There is complementary half tiling, illuminated mirror, extractor fan, UPVC double glazed window, Victorian style towel radiator and patterned ceramic tiled flooring.

### BEDROOM TWO

13'1 x 13'1 (3.99m x 3.99m )

A well proportioned room with a range of built-in mirror sliding wardrobes with a range



of hanging, shelving and drawers in-built, radiator, TV aerial point and a radiator.

### **BEDROOM THREE**

10'9 x 10'5 (3.28m x 3.18m )

A double sized room with UPVC double glazed window to the rear elevation, radiator and TV aerial point.

### **BEDROOM FOUR**

7'11 x 8'9 (2.41m x 2.67m )

There is a radiator and a UPVC double glazed window to the front elevation.

### **FAMILY BATHROOM**

8'5 x 5'5 (2.57m x 1.65m )

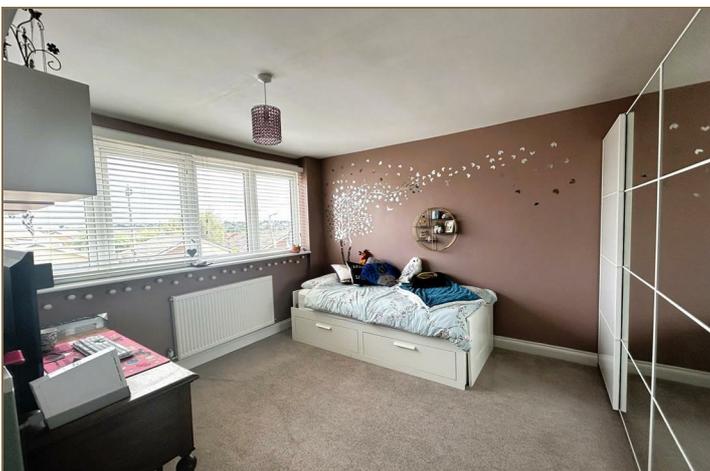
Appointed with a white three piece suite comprising a 'P' shaped panelled bath with a thermostatic shower over and glazed screen, low flush WC and a pedestal wash hand basin. There is complementary dry board panelling, patterned tiled flooring, extractor fan, inset lighting and a UPVC double glazed window to the rear elevation.

### **OUTSIDE**

To the front of the property is a triple driveway block paved driveway providing ample off road parking with an open porch with inset lighting and cedar cladding to the ceiling.

### **GARDEN**

The landscaped rear garden is enclosed, being paved for ease of maintenance and enjoying a westerly aspect. The well stocked flower beds and borders, dividing the areas into different rooms with external lighting, perfect for entertaining. There is a gravelled garden area and a block built store with light, power and outside tap providing excellent storage.

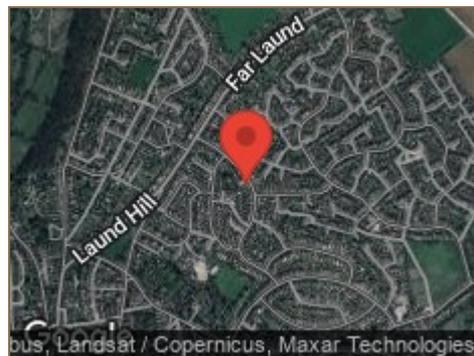




Road Map



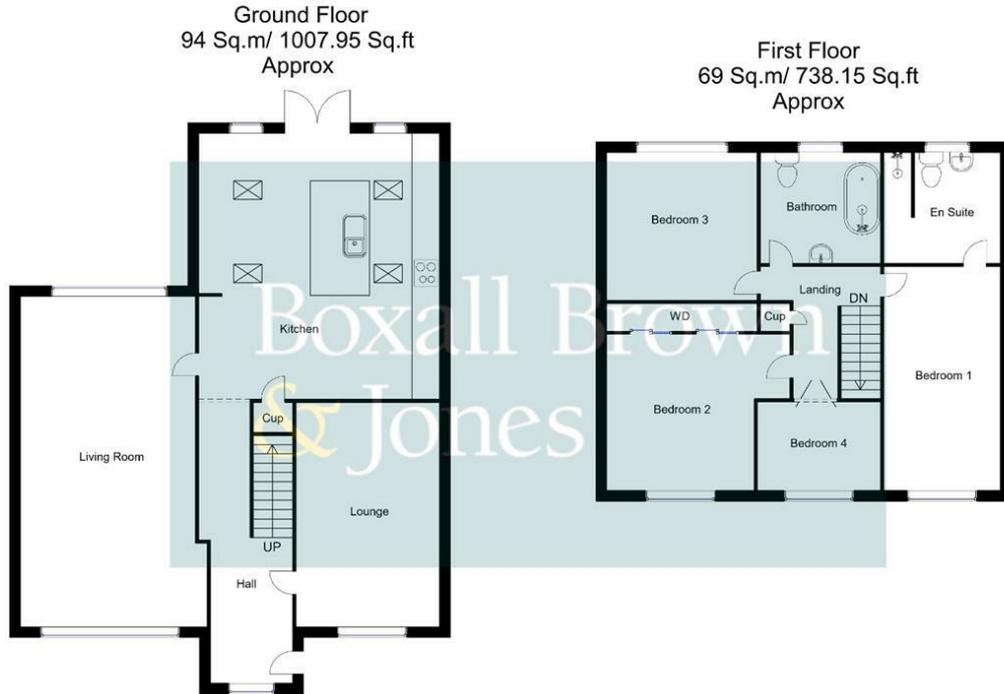
Hybrid Map



Terrain Map



# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchaser. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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## Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

