Home 2 Sell

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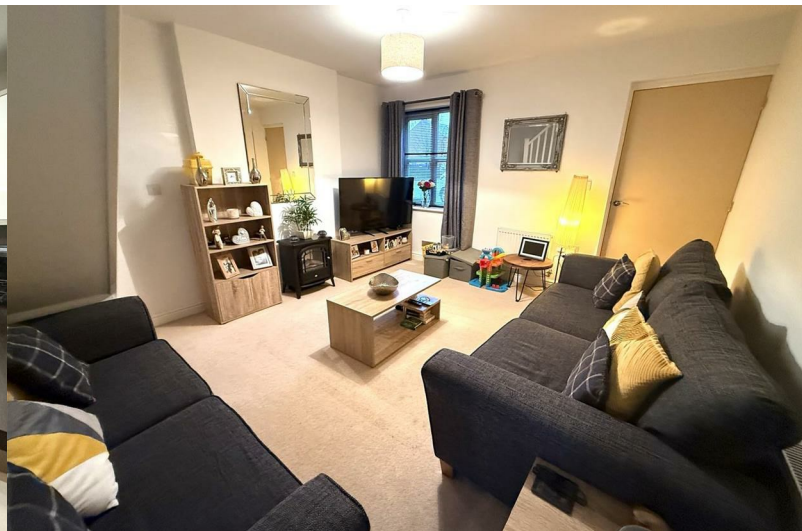
18 Haslam Place

Belper, DE56 0AG

Offers Over £215,000

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Entrance Hall
The property is entered via a composite door with glazed inserts and central heating radiator.

Guest Cloakroom WC
Appointed with a low flush WC and pedestal wash hand basin with splash back tiling, central heating radiator, PVCu double glazed window to the front and ceiling light,

Lounge
14'0" reducing 11'1" x 11'10" (4.29m reducing 3.40m x 3.61m)
Having a PVCu double glazed window to the front elevation, two central heating radiators, ceiling light, television point and stairs off to the first floor landing.

Breakfast Kitchen
9'11" x 12'1" (3.04m x 3.70m)
Appointed with a range of matching base cupboards, drawers and eye level units with roll top work surfaces over incorporating a stainless steel one and a half sink drainer unit with Swan neck chrome with mixer tap and complementary splash back tiling. Integrated appliances include electric fan assisted NEFF oven, gas four ring hob, extractor fan, space for fridge, freezer and plumbing for an automatic washing machine. There is a central heating radiator, recessed ceiling lights, wood grain effect flooring, PVCu double glazed window to rear over looking the garden, whilst PVCu French doors provide access. The wall mounted boiler serves the domestic hot water and central heating system.

To the first floor landing
Having PVCu double glazed window to side elevation, access is provided to the roof void.

Bedroom One
12'3" x 10'5" (3.75m x 3.18m)
Having a PVCu double glazed window to the front elevation, central heating radiator, ceiling light and a TV aerial point.

Bedroom Two
10'2" x 6'6" extending 8'3" (3.11m x 2.00m extending 2.54m)
Having a useful storage cupboard, PVCu double glazed window to the rear elevation, central heating radiator and ceiling light.

Family Bathroom
Appointed with a three piece suite comprising panelled bath with thermostatic shower over and glazed screen, pedestal wash hand basin, close couple WC, PVCu double glazed opaque window to the rear elevation, complementary half tiling, central heating radiator, extractor fan and vinyl flooring.

Outside
To the front of the property is a lawned fore garden with path leading to the property. A shared driveway to the side leads to two off road parking spaces at the rear. The enclosed Southerly facing garden is laid to lawn with paved patio area, perfect for alfresco dining and entertaining. Two timber garden sheds.

Area
18 Haslam Place is situated approximately three miles 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; easy access to the A38, A6 and 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

From the Belper branch of Home2sell proceed along Cheapside turning left on to Queen Street. Turn left on to Holbrook road and then becomes Bargate road, at the mini roundabout turn left onto Sandbed lane, then turn right into Haslam Place where Number 18 will be located on the left hand side clearly identified by our distinctive Home2sell For sale Board.









Road Map



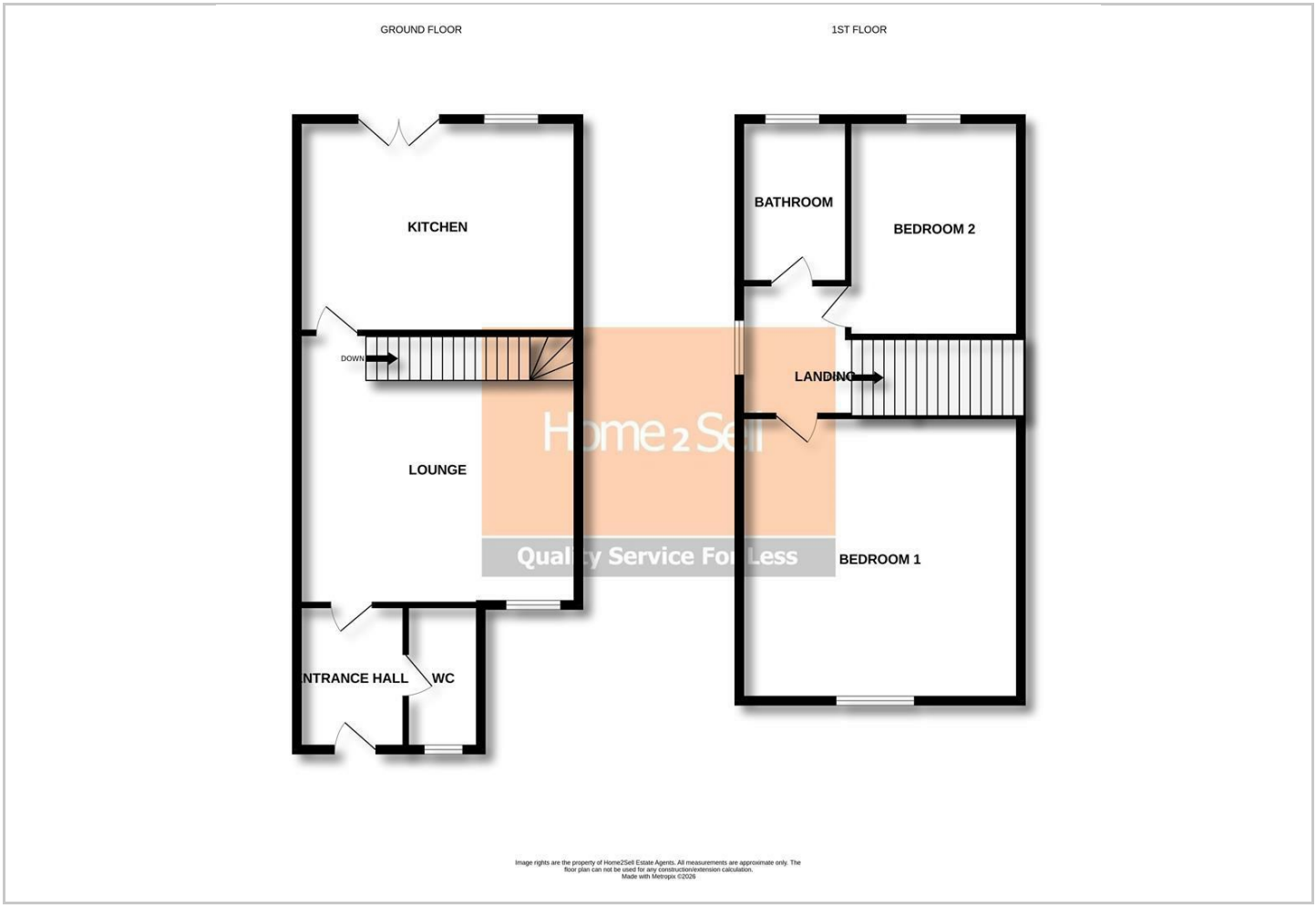
Hybrid Map



Terrain Map



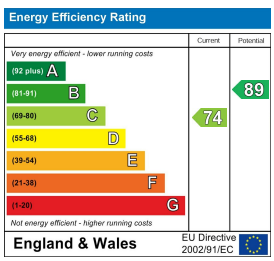
Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

38 Market Place, Belper, DE56 1FZ
Tel: 01773 823 200 Email: enquiries@home2Sell.com www.home2sell.com