Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



6 Ladywood Avenue, Belper, DE56 1HS

£475,000

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A large well presented family home situated in a popular location, close to Belper and its local amenities. The generous four double bedroomed accommodation offers extended open plan living with conservatory, three bathrooms, a generous rear garden with ample car parking. Viewing is highly recommended.







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The welcoming accommodation comprises and entrance porch, generous lounge, which opens into a dining hallway and garden room. The well appointed fitted breakfast kitchen has integrated appliances and pantry. There is a guest WC, family room. To the first floor there are two shower rooms, four double bedrooms (principal bedroom with an en-suite bathroom).

Benefitting from gas central heating, security alarm system and UPVC double glazed windows and doors.

To the front of the property is a blocked paved driveway providing ample off road parking. The fully enclosed rear garden is mainly laid to lawn with an extensive paved patio, perfect for alfresco dining and entertaining. There is a brick built store and a second large seating area.

Conveniently situated close to excellent local amenities and within walking distance of Belper with its busy railway station, excellent schools, shopping, bars, restaurants and leisure facilities. Belper is renowned for its historic Mills and the beautiful countryside, which the River Derwent flows through. There is easy access to Derby and Nottingham via A38, M1 and A6, which provides the gateway to the stunning Peak District.

ACCOMMODATION

A half glazed UPVC entrance door allows access.

HALLWAY

There oak effect Karndean flooring, inset spot lighting and a range of coat hangings.

LOUNGE

17'3 x 13'1 (5.26m x 3.99m)

There is oak effect Karndean flooring, radiator, wall lighting, decorative coving and dado rail . There is a stone built open fire place with shelving and TV plinth, a UPVC double glazed window to the front, TV aerial point, inset mood spot lighting and stairs climb off to the first floor.

DINER

10'3 x 8'11 (3.12m x 2.72m)

There is matching oak effect flooring, radiator, wall lighting, coving and dado rail. The room is open into :

GARDEN ROOM

16' x 8'10 (4.88m x 2.69m)

Constructed with a brick base, UPVC double glazed windows and French doors with an insulated roof and inset spot lighting and TV aerial point.

BREAKFAST KITCHEN

17'10 x 18 max measurements (5.44m x 5.49m max measurements)

Comprehensively appointed with a range of white base cupboards, drawers and eye level

units with granite effect rolled top work surface over incorporating a deep stainless steel sink drainer with mixer taps and splash back tiling. Integrated appliances include an electric double oven, microwave, five ring gas hob, extractor hood, washing machine and a dishwasher. There is a central breakfast bar with pendant lighting, inset spot lighting, TV aerial point, radiator, terracotta tiled flooring and two UPVC double glazed windows to the rear overlook the garden and a glazed entrance door allows access to the side. A pantry provides storage and a door opens into the family room.

INNER LOBBY

GUEST WC

Newly appointed with a low flush WC and a vanity wash hand basin with complementary full tiling with matching floor tiles, extractor fan, illuminated mirror and a UPVC double glazed window to the side.

FAMILY ROOM

16'8 x 8'1 (5.08m x 2.46m)

There is grey wood grain Karndean flooring, radiator, TV aerial point, inset spot lighting and a UPVC double glazed window to the front.

TO THE FIRST FLOOR

LANDING

There is inset spot lighting.

BEDROOM ONE

10'6 x 11'2 (3.20m x 3.40m)

Having a range of built-in wardrobes with hanging and shelving, UPVC double glazed windows, inset spot lighting, radiator and laminate flooring.

ENSUITE BATHROOM

8'8 x 7'5 (2.64m x 2.26m)

Appointed with a corner bath with mixer shower taps, low flush WC, bidet and vanity wash hand basin, oak effect flooring, heated towel radiator, complementary half tiling, inset spot lighting, extractor fan and a shaver point.









BEDROOM TWO
10'5 x 9'2 (3.18m x 2.79m)
Having a range of built-in slide robe wardrobes with hanging and shelving, radiator, oak effect flooring, UPVC double glazed window to the rear elevation and inset spot lighting.

FAMILY SHOWER ROOM
Appointed with a double shower enclosure with a thermostatic rainfall shower, vanity wash hand basin and a low flush WC. There is an illuminated mirror, inset spot lights, extractor fan, vinyl flooring and complementary dry panelling.

BEDROOM THREE
16' x 12'4 max measurements (4.88m x 3.76m max measurements)
Having inset mood lighting, radiator, wood grain effect flooring and a UPVC double glazed window to the rear elevation.

BEDROOM FOUR
16'1 x 8'2 (4.90m x 2.49m)
There is a UPVC double glazed window to the front elevation, wall lighting, TV aerial point, inset spot lighting and wood grain flooring.

FAMILY SHOWER ROOM
Appointed with a shower enclosure with an electric shower, low flush WC, bidet and a pedestal wash hand basin, tiled flooring, complementary half wall tiling, inset spot lights and a UPVC double glazed window.

OUTSIDE
To the front of the property is a block paved driveway providing ample off road parking for three vehicles. A path to the side provides access to the rear garden.

GARDEN
The extensive rear garden is mainly laid to lawn with a generous sunny patio area with decorative dwarf walling and flower beds, perfect for alfresco dining and entertaining. Steps leads to a paved terrace and the brick built outbuilding with light, power and storage, ideal for a gym or hobbie room. A garden is fully enclosed with timber fencing and a further paved seating area to the









bottom of the garden, with external lighting, power points and an outside tap.









Road Map



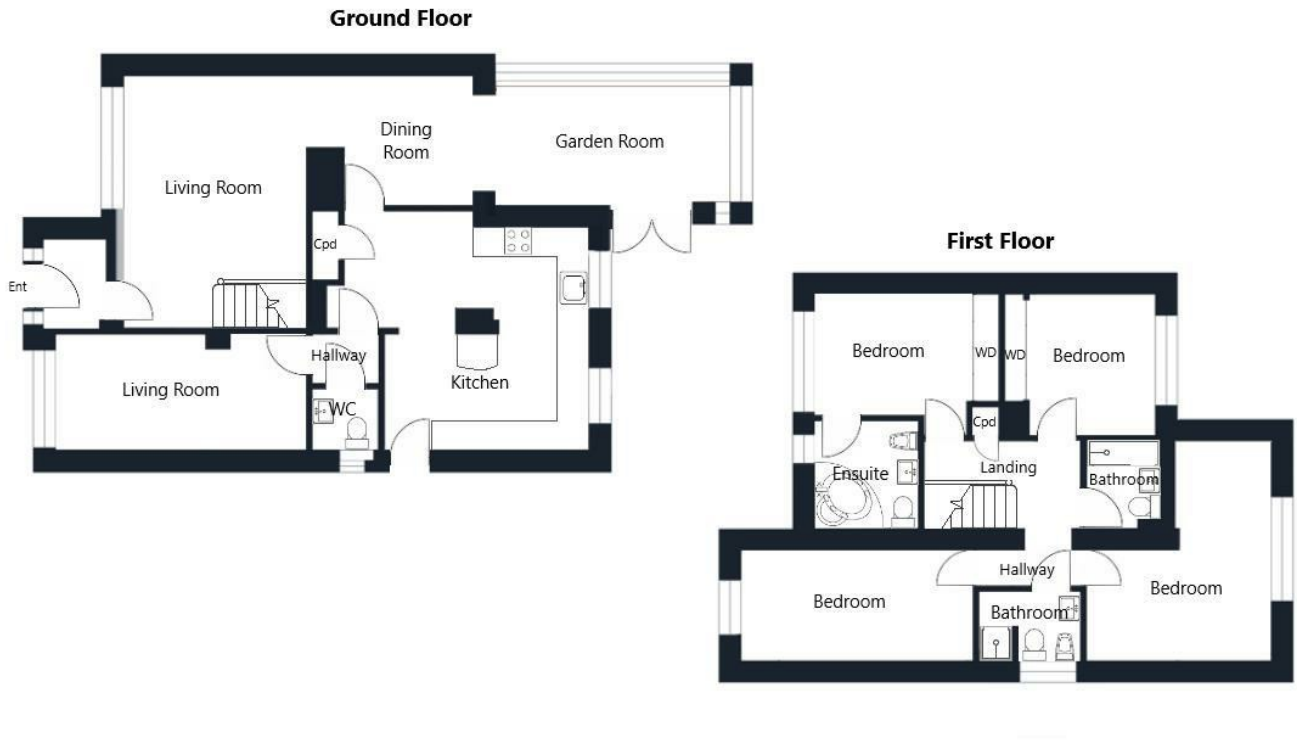
Hybrid Map



Terrain Map



Floor Plan

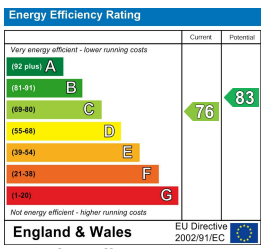


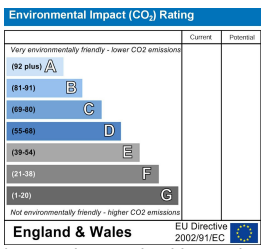
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Viewing

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

Energy Efficiency Graph





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