

1A Applewood Close, Belper, Derbyshire, DE56 1TH

Offers Around £350,000

Freehold



- A Detached Family Home
- Hallway And Cloakroom/WC
- Lounge And Dining Room
- Breakfast Kitchen
- Four Bedrooms
- Two En Suites And A Family Bathroom
- Enclosed Rear Garden And Patio
- Driveway And Single Garage
- Easy Reach Of Belper Town Centre And Local Amenities
- Good Access To The A6, A38 And Train Service To London And Other Cities.





Summary

A detached family home providing four bedroomed accommodation and enjoying a highly popular position well placed for a wide range of local facilities and being just a short distance from the thriving town centre of Belper.

The property has the advantage of a gas fired central heating system, Upvc double glazing and in brief comprises:-

Entrance Hall, Guest Cloakroom with WC and wash hand basin, Living Room with double doors to a separate Dining Room and a Breakfast Kitchen., To the first floor are Four Bedrooms (two with en-suite shower rooms) and a Family Bathroom.

Outside, there is a mature front garden, driveway providing off road parking and leading to an Integral Garage.

To the rear is an enclosed mature garden with patio, pergola and lawn.

The family home is just a short walk from a range of local shops, and the historic Belper town centre is within quick and easy reach, where a wide range of independent and national shops/ businesses are located. There is a railway station, regular bus services and the surrounding towns and cities of Derby, Matlock, Ashbourne, Wirksworth, and Ripley are within easy reach. All in all an ideal family location.

Offered with no chain.

F&C

The Location

This modern detached house is conveniently situated for easy access to Belper town centre and all local amenities including shops, supermarkets, restaurants, pubs, an independent cinema, cafes and Belper Leisure Centre. It is also well placed for local primary and secondary schools and an easy commute to Derby, Nottingham, Ripley, Matlock, with excellent transport links to the A38, A6, and M1, making it an ideal choice for commuters.

Accommodation

Ground Floor

Entrance Hall

12'5" x 5'9" (3.79 x 1.76)

Approached via a double glazed door with feature leaded glass insert and having a UPVC double glazed window to the side. There is a central heating radiator, a tiled floor and stairs lead off to the first floor.



Fitted Guest Cloakroom

5'0" x 2'11" (1.53 x 0.91)

Appointed with a two piece white suite comprising a wall mounted wash handbasin and a low flush WC with tiling to the splashback areas. There is a tiled floor, an extractor fan and a radiator.

Lounge

18'6" x 11'5" (5.65 x 3.50)

With a feature Adam style fireplace with marble effect hearth and surround incorporating an electric fire. There is a UPVC double glazed box bay window to the front, central heating radiator and double doors which lead to the dining room.



Dining Room

10'2" x 9'7" (3.10 x 2.94)

With a central heating radiator and a UPVC double glazed window overlooking the rear garden. At all leads to the dining kitchen.

Dining Kitchen

10'0" x 9'11" (3.06 x 3.04)

Comprehensively fitted with a range of modern base units, drawers and eye level units with complementary roll top work surface over incorporating a sink drainer unit with mixer tap. Appliances including electric oven, gas hob and extractor. There is space for a fridge freezer, plumbing for a dishwasher and a built-in larder unit. Having tiling to splash back areas, a tiled floor, a central heating radiator, a double glazed window to the rear and a double glazed door with double glazed windows to either side providing access to and views of the rear garden and patio.



First Floor

Landing

12'5" x 3'7" (3.80 x 1.10)

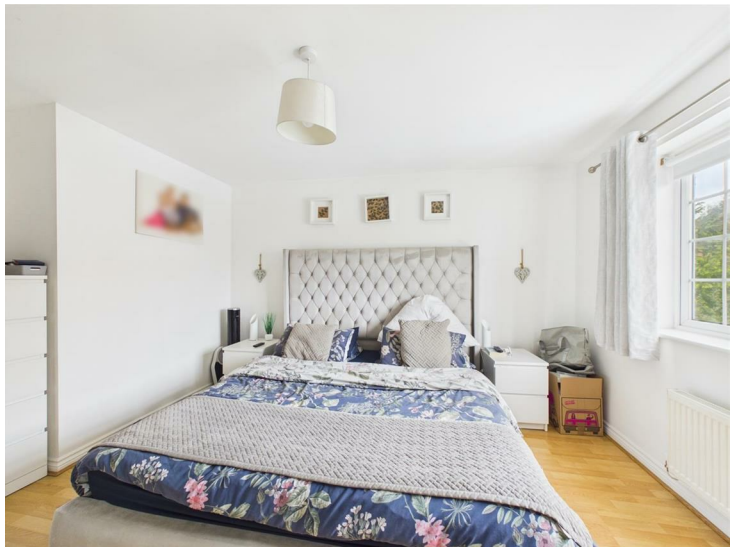
Having access to the roof space and a built-in airing cupboard.



Bedroom One

11'10" x 10'11" (3.62 x 3.35)

With a wood grain effect laminate floor, a double built-in wardrobe, a central heating radiator and a UPVC double glazed window to the front elevation.



En-Suite

6'5" x 6'4" (1.96 x 1.95)

Appointed with a three piece suite comprising a double shower cubicle with sliding glass shower door and mains fed shower over, a low flush WC, and a pedestal wash handbasin. There is tiling to all splashback areas, splashback boarding to the shower enclosure, an electric shaver point, a wall mounted bathroom cabinet, a central heating radiator and a UPVC double glazed window to the front elevation.



Bedroom Two

10'0" x 9'3" (3.07 x 2.83)

Having a wood grain effect laminate floor, a built-in double wardrobe providing excellent hanging and storage space, central heating radiator and a UPVC double glazed window overlooking the rear garden.



En-Suite

6'10" x 4'2" (2.09 x 1.28)

Appointed with a single shower cubicle with fully tiled enclosure and mains fed shower over, a pedestal wash handbasin and a low flush WC. There is a tiled floor, tiling to the splashback, a central heating radiator and a wall mounted mirror. Having an extractor fan and a UPVC double glazed window.

Bedroom Three

9'8" x 8'0" (2.97 x 2.46)

With a double built-in wardrobe, a central heating radiator, a wood grain effect laminate floor and a UPVC double glazed window.

Bedroom Four

10'0" x 7'10" (3.06 x 2.40)

Having a central heating radiator and a UPVC double glazed window.

Family Bathroom

6'11" x 5'6" (2.12 x 1.70)

Appointed with a three piece white suite comprising a panelled bath, a pedestal wash handbasin and a low flush WC with half tiling to the walls. There is a central heating radiator and a UPVC double glazed window.



Outside

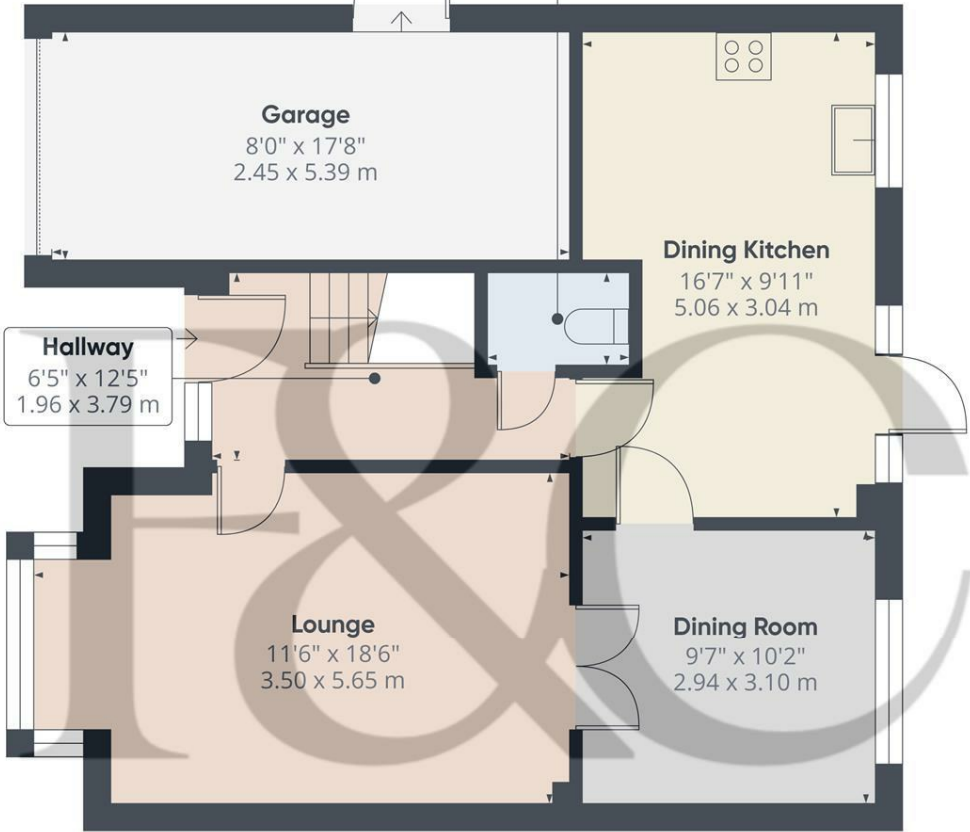
The house is set nicely back from the road and a tarmac driveway provides off-road parking and leads to a single garage with up and over door, light and power. The front garden is well-stocked with a variety of shrubs and flowering plants.

To the rear there is a delightful, south facing, enclosed garden which briefly comprises of a paved patio with wooden pergola, a circular patio and a lawn garden beyond. The garden is well-stocked with a variety of shrubs and flowering plants to the borders and beds.



Council Tax Band D

Cloakroom
2'11" x 5'0"
0.91 x 1.53 m



Floor 0

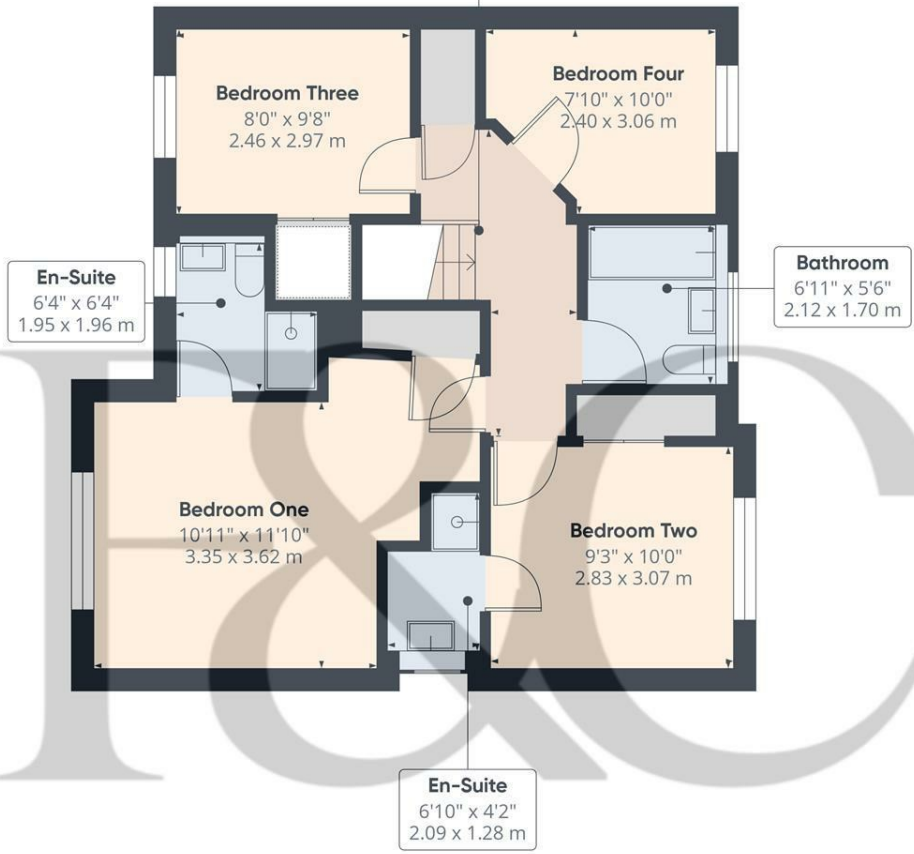
Approximate total area⁽¹⁾
693 ft²
64.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Landing
12'5" x 3'7"
3.80 x 1.10 m



Floor 1

Approximate total area⁽¹⁾
590 ft²
54.6 m²

(1) Excluding balconies and terraces

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Council Tax Band: D
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	