

Home 2 Sell

Quality Service For Less



## 7 Naseby Road

Belper, DE56 0ER

Offers Over £180,000



Situated in a sought after position is this modern, two bedroomed residence which represents an excellent opportunity for the discerning buyer looking to purchase an easy to manage home. Supplemented by PVCu double glazing and gas central heating a recommended internal inspection will reveal: Storm porch vestibule, entrance hall, modern fitted kitchen, lounge / dining room. To the first floor, the landing leads to two good sized bedrooms and a family bathroom having a modern three piece suite. Outside to the front is a tarmac driveway which provides off road parking for 2. To the rear is an enclosed low maintenance garden with decking sun terrace immediately to the rear with steps down to a slate bedded area having two timber garden sheds. Allocated parking area providing an additional space. NO CHAIN - DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



### Entrance Hall

The property is entered via a storm porch vestibule having a PVCu door. With quality Amtico flooring and central heating radiator.

### Kitchen

8'5" x 7'11" (2.56 x 2.41)

Having a modern fitted kitchen comprising of a range of base wall and matching drawer units with Bamboo solid wood work surfaces over incorporating a stainless steel one and a quarter sink drainer unit with chrome mixer tap. With an integrated electric fan assisted oven and electric hob with stainless steel extractor canopy over. Space and plumbing for an automatic washing machine. Having a PVCu sealed unit double glazed window to the front elevation, central heating radiator, complimentary splash back tiling and wall mounted gas boiler combination boiler which services the domestic hot water and central heating system.

### Lounge Dining Room

15'7" x 11'11" reducing 8'10" max (4.74 x 3.63 reducing 2.69 max)

Having PVCu sealed unit sliding doors to the rear garden aspect, Central heating radiator and quality Amtico flooring, Television point and ceiling light. Stairs off to the first floor landing.

### To the first floor landing

Having access to the loft void.

### Master Bedroom

12'5" x 8'4" extending 11'11" max (3.78 x 2.54 extending 3.62 max)

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

### Bedroom Two

11'9" x 5'9" (3.58 x 1.76)

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

### Bathroom

Having a fitted bathroom suite comprising of a bath with panelled side and electric shower over, pedestal hand wash basin and low level flush WC. With chrome heated towel rail and PVCu sealed unit double glazed window to the front elevation, useful storage cupboard and quality Karndean flooring.

### Outside

To the front the property is set back from the road behind a tarmac area providing off street parking. With gated access to the rear enclosed garden.

Outside to the front is a tarmac driveway provides off road parking. To the rear is an enclosed low maintenance garden with decking sun terrace immediately to the rear with steps down to a slate bedded area having two timber garden sheds.

### Area

7 Naseby Road is situated approximately a 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 branch of Home2sell left onto New Road and proceed up the hill through high street, this Road then becomes Kilburn Lane. At the mini island take a right and then at the next mini island turn left onto Kilburn Road,. Follow this road around to the right hand side then take the next left turn into John O'Gaunts way. Second right turn into Naseby Road where number 7 can be easily located on the left hand side by our distinctive Home2sell For sale board.



## Road Map



## Hybrid Map



## Terrain Map



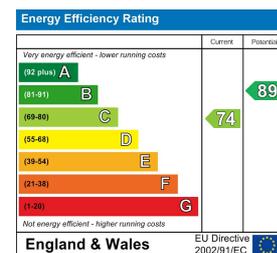
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.