

Home 2 Sell

Quality Service For Less



4 Brafield Close

Belper, DE56 0EU

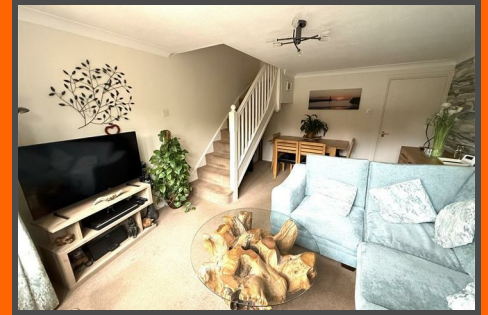
£190,000



4 Brafield Close

Belper, DE56 0EU

£190,000



Entrance Hall

Having a storm porch canopy the property is entered via a PVCu door having glazed inserts, central heating radiator, vinyl flooring, archway to kitchen and door to the lounge dining room.

Fitted Kitchen

8'4" x 7'8" (2.56m x 2.34m)

Having a modern fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a sink drainer unit with chrome Swan neck mixer tap. Having a gas cooker and hob with an extractor canopy over. Space and plumbing for an automatic washing machine, space for a fridge freezer, PVCu double glazed window to the front elevation, tile effect vinyl flooring and ceiling lighting.

Lounge Dining Room

15'5" x 8'9" extending 11'9" (4.72m x 2.69m extending 3.59m)

Having a PVCu double glazed window to the rear garden aspect, column radiator, television point, coving to the ceiling and light. Stairs off to the first floor landing.

To the first floor landing

Having ceiling light.

Master Bedroom

11'9" reducing 8'6" x 12'5" red 6'6" (3.59m reducing 2.61m x 3.81m red 1.99)

Having wardrobes included with the sale, PVCu double glazed window to the rear elevation, central heating radiator and ceiling light.

Bedroom Two

11'6" x 5'8" (3.52m x 1.74m)

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

Family Bathroom

Having a three piece suite comprising of a vanity hand wash basin, close couple WC and a bath with panelled side having a shower attachment over. Useful cupboard housing the Worcester gas combination boiler, which services the domestic hot water and central heating system. PVCu double glazed window to the front elevation, vinyl tile effect flooring, central heating radiator and ceiling light.

Outside

The property is set back from the road behind a lawn fore garden with pathway to the storm porch canopy and front door.

A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect having a patio immediately to the rear giving way to a manicured lawn with mature well stocked established borders giving a good degree of privacy having steps and gated access to the drive and garage with additional storage space to the side of the garage.

Garage

Having up and over door.

Area

4 Brafield Close is situated approximately two 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.

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 Home2sell Belper office proceed through the Market Place and onto Spencer Road, at the mini roundabout turn right and then at the next turn left leading onto Kilbourne Road, at the next mini round about turn left onto John O'Gaunts Way, eventually turning right onto Naseby Road, then turn left onto Brafield Road where the property can then be easily found on the right hand side.



Road Map



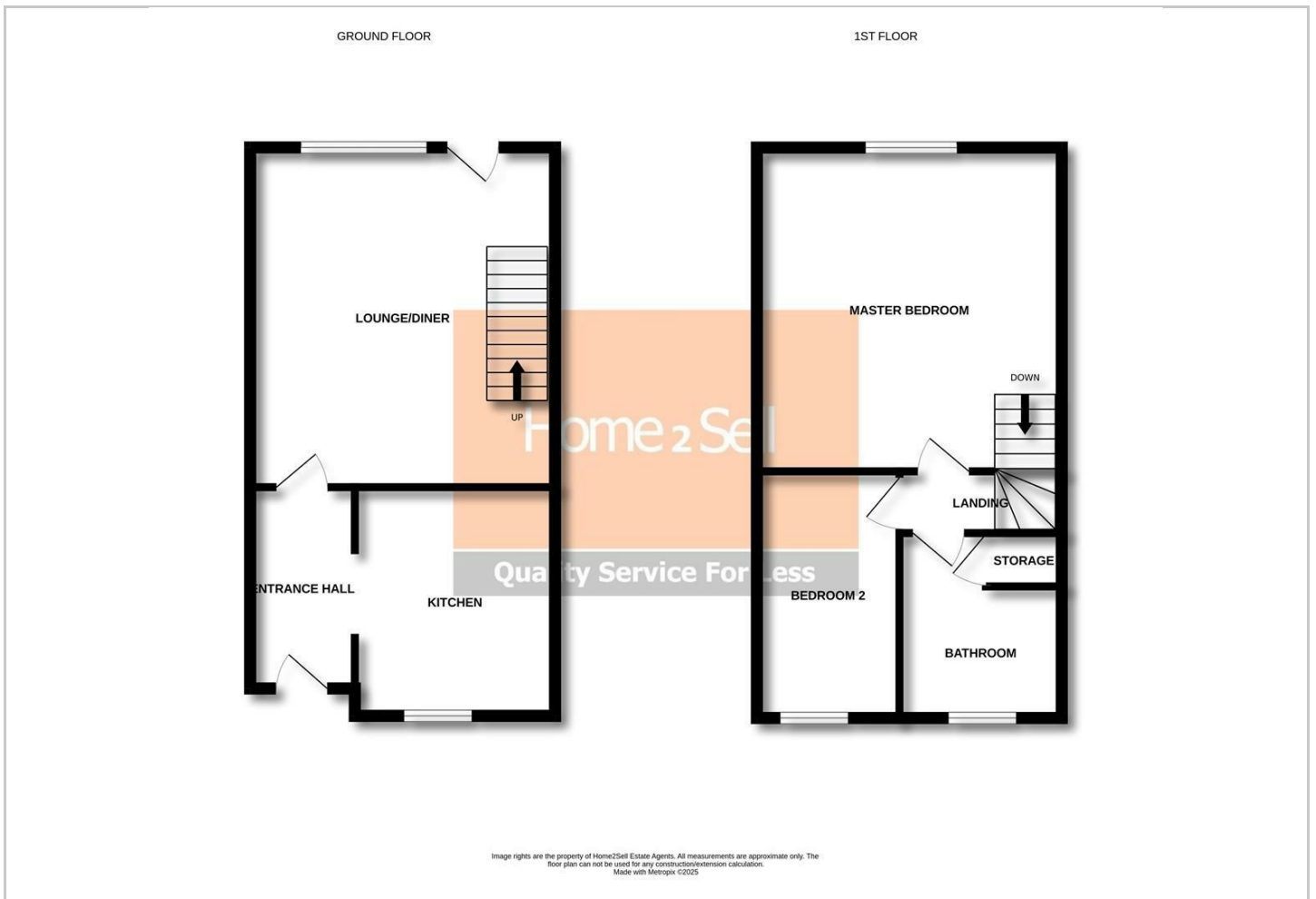
Hybrid Map



Terrain Map



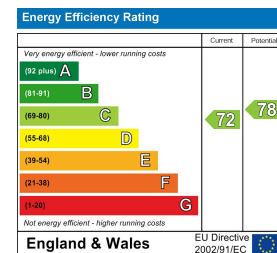
Floor Plan



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.