Home 2 Sell

Quality Service For Less

185 John O'Gaunts Way

Belper, DE56 0DT

£197,500

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Occupying this popular and convenient location is this most stylish and appealing sympathetically extended two/three bedroomed semi detached residence, which represents an excellent opportunity for the discerning purchaser, looking to acquire a superbly presented family home offering superb versatile living accommodation. Having the benefit of sealed unit PVCu double glazing and gas central heating. A recommended internal inspection will reveal: Entrance hallway, fitted kitchen, Lounge with feature fireplace and media station, dining room/study. To the first floor, the landing leads to a Master Bedroom with built in wardrobes, bedroom two and a family bathroom having a three piece suite. Outside to the front the property is set back from the road by a low maintenance fore garden with adjacent tarmacadam driveway providing ample off street parking. To the rear a delightfully enclosed garden which enjoys a fine aspect having a patio terrace immediately to the rear making and ideal space for alfresco dining and entertaining which gives way to a lawn with raised sleeper borders contain and varied and interesting selection of plants and shrubs. A further garden area with specimen tree and timber garden shed. Viewing Essential.

DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.

Entrance Hall

Having a storm porch vestibule the property is entered via a PVCu door having glazed insert, ceramic tiled floor and central heating radiator, archway to the kitchen.

Fitted Kitchen

7'9" x 8'3" (2.37m x 2.54m)

Having a modern fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a stainless steel sink drainer unit having a chrome mixer tap. Having an electric oven with grill, electric NEFF ceramic four ring hob and extractor over. Complimentary splash back tiling, space and plumbing for an automatic washing machine, space for a free standing fridge freezer. Ceramic tiled flooring, PVCu double glazed window to the front elevation and ceiling light.

Lounge

15'4" x 11'8" extending 7'10" (4.68m x 3.58m extending 2.39m)

The focal point of the room is a most impressive media wall with space for a flat screen television above a limestone base electric "Onyx" living flame fire fitted by Derbyshire Fire and Fireplaces. Having PVCu double glazed French doors with matching side panels to the rear garden aspect, central heating radiator, ceramic tile flooring and ceiling light. Stairs off to the first floor landing and double internal glazed doors to the dining room.

Dining Room/ Study

16'2" x 7'9" (4.93m x 2.37m)

This versatile room has PVCu double glazed windows to the front rear and side elevations, central heating radiator, recessed ceiling lighting and laminate wood grain effect flooring. Telephone Jack Point.

To the first floor landing

Having access to the loft void with pull down ladder being part boarded. Ceiling light.

Bedroom One

8'6" extending 9'8" x 12'1" (2.61m extending 2.96m x 3.70m)

Having a PVcu double glazed window to the rear elevation, fitted wardrobes with generous storage, central heating radiator, coving to the ceiling and light.

Bedroom Two

11'9" x 5'8" (3.60m x 1.74m)

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

Family Bathroom

Having a traditional three piece suite comprising of a close couple WC, pedestal hand wash basin and a bath with panelled side and Triton electric shower over. Airing cupboard with louvered doors housing the gas combination boiler which services the domestic hot water and central heating system. Ladder style heated towel rail, recessed ceiling lighting, complimentary splash back tiling, ceramic tile flooring and PVCu double glazed opaque window to the front elevation.

Outside

To the front the property is set back from the road by a low maintenance fore garden with adjacent tarmacadam driveway providing ample off street

parking.

To the rear a delightfully enclosed garden which enjoys a fine aspect having a patio terrace immediately to the rear making and ideal space for alfresco dining and entertaining which gives way to a lawn with raised sleeper borders contain and varied and interesting selection of plants and shrubs. A further garden area with specimen tree and timber garden shed.

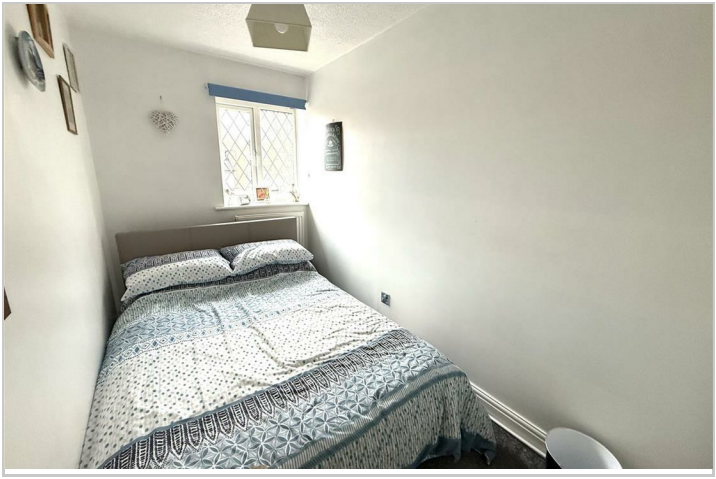
Area

185 John O Gaunts is situated approximately a mile and a half 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 leaving the office, turn right and travel up New Road. Proceed over the traffic lights, up past the Market Place and take the one way system out of Belper up High Street, down Spencer Road, turning right at mini roundabout and then left at the next mini roundabout onto Nottingham Road. At the roundabout turn left into John OGaunts Way and Number 170 will be eventually reached on the right hand side. Alternatively John O Gaunts Way can be approached from Whitemoor Lane, Number 185 then being on the right hand side.

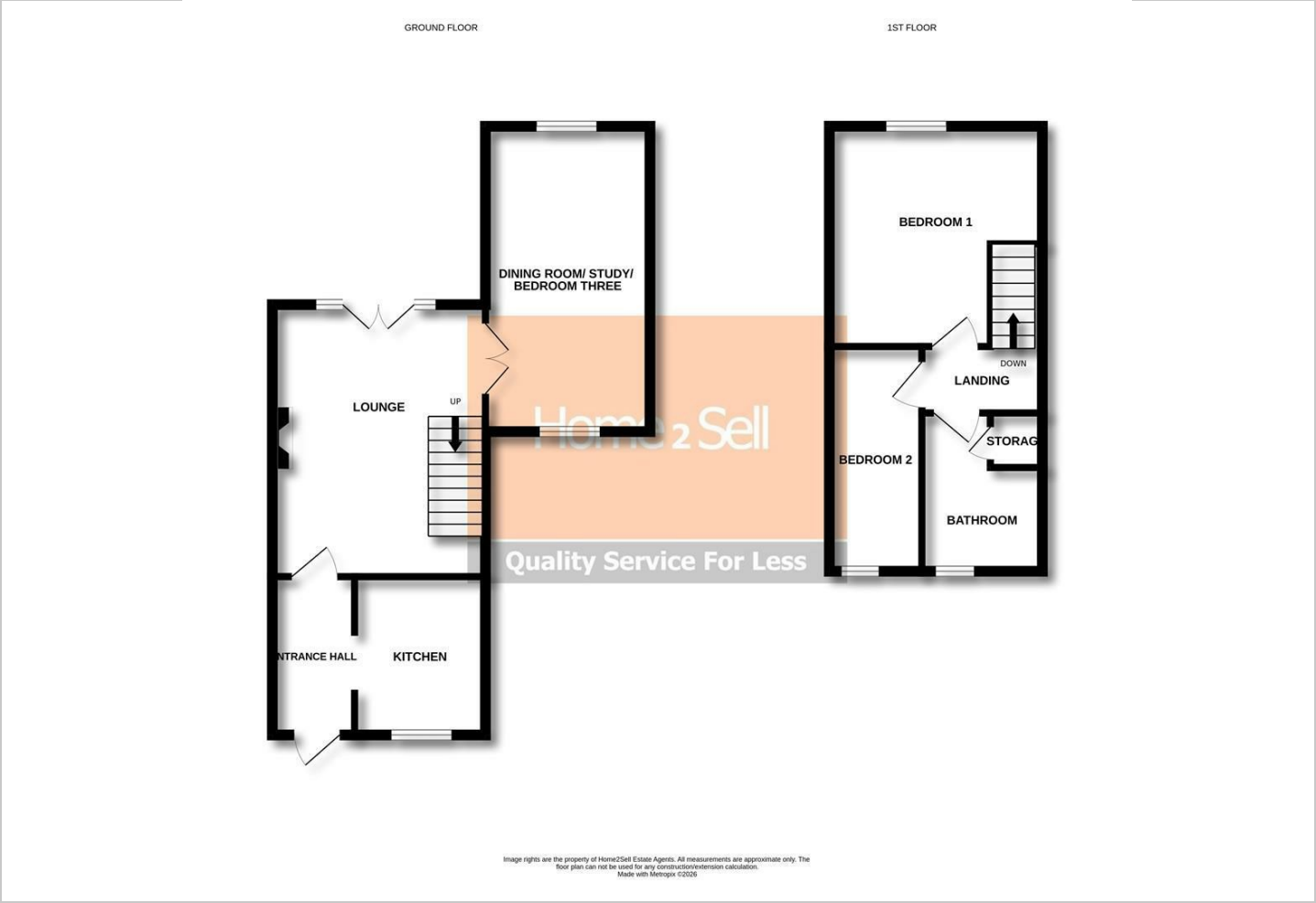


Road Map

Hybrid Map

Terrain Map

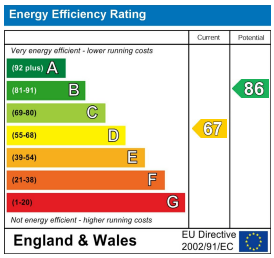
Floor Plan



Viewing

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

Energy Efficiency Graph



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