



Weavers Close
Belper

burchell
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Weavers Close Belper DE56 0HZ

for sale
£325,000



Property Description

Burchell Edwards are pleased to bring to the market this spacious and versatile four bedroom detached family home, in a popular residential location within Belper. The property has been well-maintained and upgraded, and boasts ample off-road parking, ground floor living, three reception rooms, en suite to the master bedroom and a landscaped, private rear garden.

In brief, the accommodation comprises to the ground floor; An entrance porch, downstairs cloakroom/ W.C, dining room, utility room, ground floor bedroom, lounge, sun room and a modern re-fitted kitchen. To the first floor are three well-proportioned bedrooms, with an en suite to the master, and family bathroom.

Outside, to the front you'll find a block-paved driveway providing ample off-road parking and gated side access to the rear garden. The rear garden is fully landscaped and enjoys a good degree of privacy, with two paved patio areas, one covered by a canopy, astro-turfed lawn, well-stocked borders and a Wendy House/ shed.

Viewing is highly recommended to fully appreciate the accommodation on offer.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch

Accessed via a UPVC double glazed door to the side elevation and having central heating radiator and doors off to the dining room and cloakroom/ W.C.

Cloakroom/ W.C

Having UPVC obscured double glazed window to the front elevation, low level W.C, pedestal wash hand basin with chrome tap over and a chrome heated towel rail.

Dining Room

Having UPVC double glazed window to the front elevation, central heating radiator, stairs rising to the first floor landing and doors off to the lounge, kitchen and utility room.

Utility Room

Having column style central heating radiator and ample space for washing machine, tumble dryer and fridge/ freezer and door to bedroom four.

Bedroom Four

Having UPVC double glazed window to the front elevation and central heating radiator.

Living Room

Having a gas stove with oak mantle over, central heating radiator and sliding doors leading to the sun room.

Sun Room

Having central heating radiator, spotlights to the ceiling and UPVC double glazed door to the side elevation, providing access into the garden.

Kitchen

Fitted with a range of modern wall and base units with complementary work surfaces over and under-counter lights, incorporating an inset sink/ drainer unit with chrome mixer tap over. There is an integrated fridge, oven with gas hob over with glass splashback and extractor hood over, central heating radiator, UPVC double glazed window and door to the rear elevation.

First Floor Landing

Having loft hatch providing access to the loft and UPVC double glazed window to the side elevation.

Bedroom One

Having UPVC double glazed window to the rear elevation, central heating radiator and door leading to en suite.

En Suite

A modern three piece suite, comprising of a walk-in shower cubicle with glazed door, low level W.C and pedestal wash hand basin with chrome tap over. There is a UPVC double glazed obscured window to the rear elevation, chrome heated towel rail and extractor fan.

Bedroom Two

Having UPVC double glazed window to the front elevation, central heating radiator and door to the airing cupboard.

Bedroom Three

Having fitted wardrobes, UPVC double glazed window to the front elevation and central heating radiator.

Family Bathroom

A three piece modern suite comprising of; A panelled bath with glazed shower screen and shower head over, low level W.C and pedestal wash hand basin with chrome tap over. There is a UPVC double glazed obscured window to the side elevation, chrome heated towel rail and extractor fan.

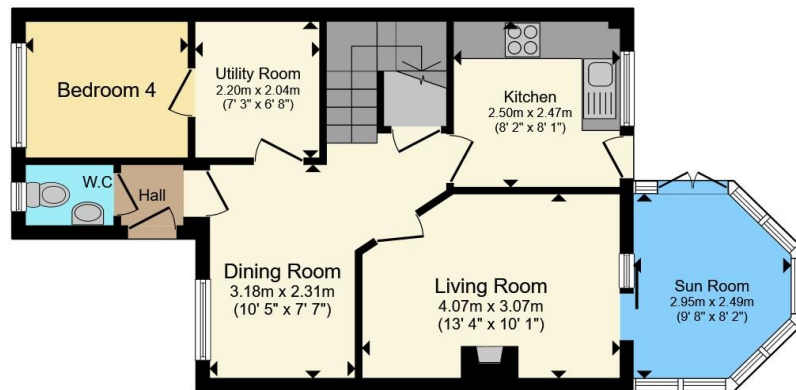
Outside

To the front, the property is accessed via a block-paved driveway providing ample off-road car parking and gated side access to the rear garden. The rear garden is fully enclosed, with two paved patio seating areas, astro-turfed lawn, stocked borders, a Wendy House/ shed and a canopy attached to the rear of the house, ideal as a covered seating area.

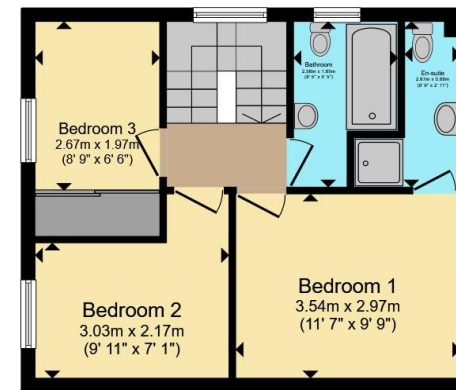








Ground Floor



First Floor

Total floor area 92.1 m² (992 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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1-3 Bridge Street
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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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