

Home 2 Sell

Quality Service For Less



## 12 Nailers Way

Belper, DE56 0HT

Offers Over £300,000



Occupying a popular and convenient location is this substantial, modern, three bedroomed, detached residence which represents an excellent opportunity for the discerning purchaser, looking to acquire a superbly presented family home. Supplemented by PVCu double glazing and gas central heating, a recommended internal inspection will reveal: Entrance hall, guest cloakroom WC, Lounge and a modern open plan dining kitchen and a PVCu conservatory. To the first floor, the landing leads to a master bedroom, two further well proportioned bedrooms and a family bathroom having a three piece suite. Outside there are gardens to the front with tarmac driveway providing ample off road parking and a single detached garage. To the rear an enclosed garden laid mainly to lawn having a decking terrace making an ideal space for el fresco dining and entertaining giving way to a generous lawn. Viewing Essential.



### Entrance Hall

The property is entered via composite door having glazed inserts. Central heating radiator, wood grain flooring, PVCu sealed unit double glazed window to the side elevation and stairs to the first floor landing.

### Guest Cloakroom WC

Having a two piece suite comprising of a close couple WC and a vanity hand wash basin, central heating radiator, PVCu double glazed window to the side elevation, wood grain effect flooring and ceiling light.

### Lounge

14'1" x 11'2" (4.30m x 3.42m)

Having a central heating radiator, PVCu double glazed window to the front elevation, television point, ceiling and wall lighting.

### Dining Kitchen

17'3" x 7'8" max (5.27m x 2.35m max)

Having a range of base wall and matching drawer units with roll top work surfaces over incorporating a one and a half sink drainer unit with chrome swan neck mixer tap. Having space and plumbing for an automatic washing machine, space for a free standing fridge freezer, integrated electric double oven with four ring gas hob over and a stainless steel extractor canopy over. Central heating radiator, PVCu sealed unit double glazed window to the rear elevation, PVCu French doors to the conservatory, wood grain effect flooring, useful under stairs storage cupboard and ceiling lighting.

### Conservatory

Being of PVCu sealed unit construction on a brick base with glass roof, PVCu double glazed French

doors to the side aspect. Wood grain effect flooring and central heating radiator.

### To the first floor landing

Having access to the loft void and a PVCu sealed unit double glazed window to the side elevation.

### Bedroom One

9'3" x 9'8" extending 10'7" max (2.84m x 2.96m extending 3.23m max)

Having a PVCu sealed unit double glazed window to the front elevation, central heating radiator and built in fitted wardrobes.

### Bedroom Two

8'9" reducing 7'10" x 10'7" max (2.67m reducing 2.39m x 3.25m max)

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

### Bedroom Three

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

### Family Bathroom

Having a three piece suite comprising of a P shaped bath with panelled side and shower over, pedestal hand wash basin and low level flush WC. Chrome ladder style heated towel rail and ceramic tile flooring. Complimentary wall tiling and PVCu sealed unit double glazed opaque window to the rear elevation.

### Garage

Having a single garage with up and over door. Power and light.

## Outside

The property is set back from the road behind a garden laid mainly to lawn. To the side is a tarmac drive way providing car standing space for two vehicles and leading to the garage.

A special feature of the sale is the delightful rear garden which must be seen to be appreciated. The garden includes a decking sitting area giving way to a lawn.

## Area

12 Nailers Way 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.

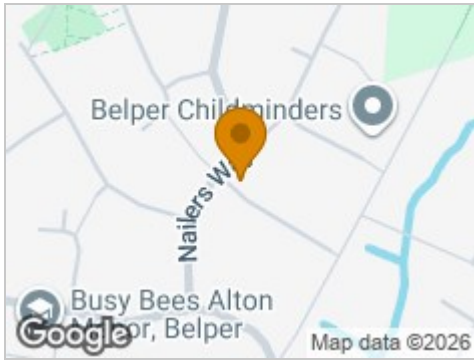
There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

## Directional Note

Proceed from our Home2sell Belper office through the Market Place and onto High Street then Spencer Road and at the mini-roundabout continue straight across, which becomes Whitemoor Lane; turn left onto Gregory's Way and then right onto Nailers Way where no.12 can be found on the right hand side, clearly identified buy our distinctive Home2sell for sale board.



## Road Map



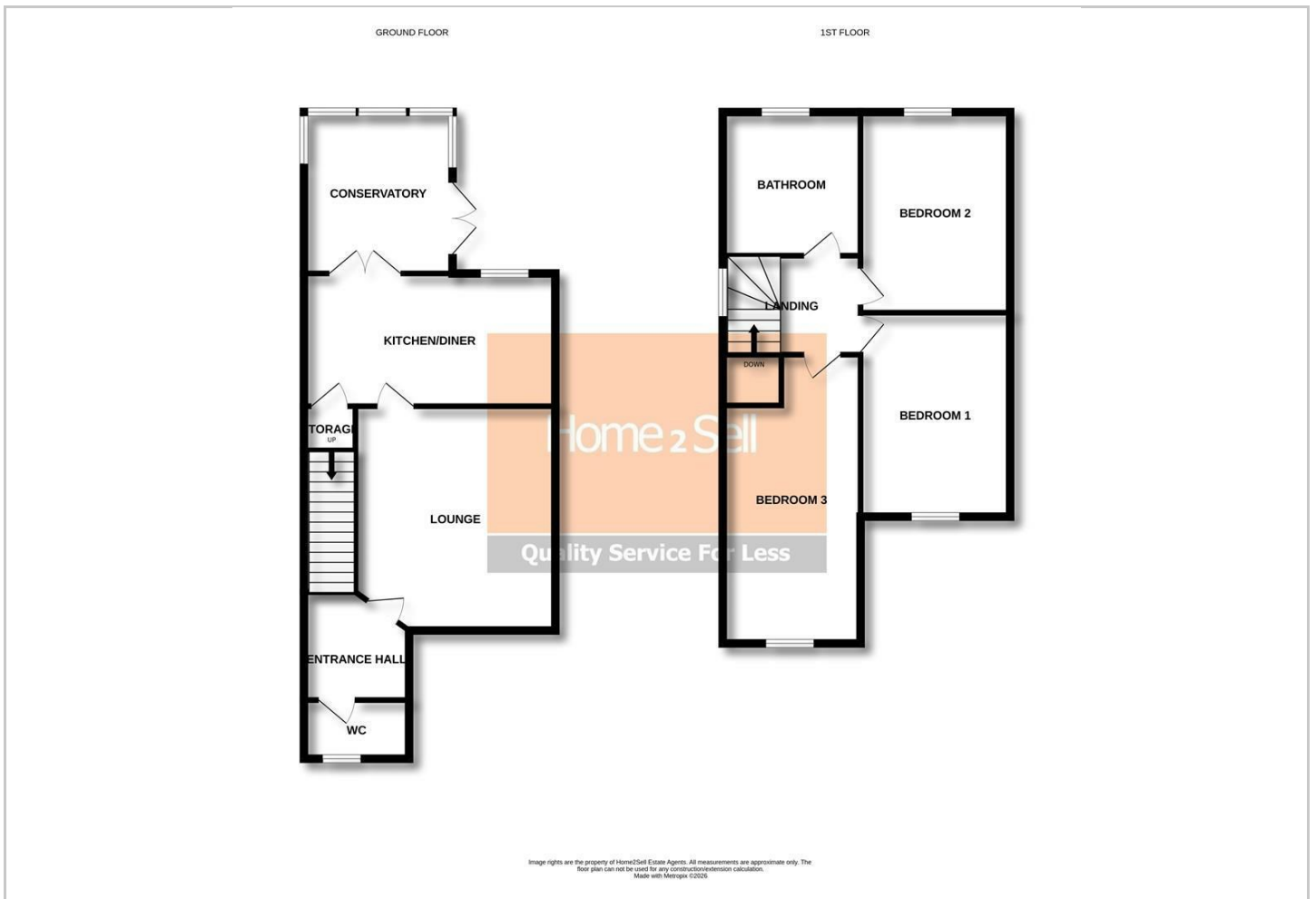
## Hybrid Map



## Terrain Map



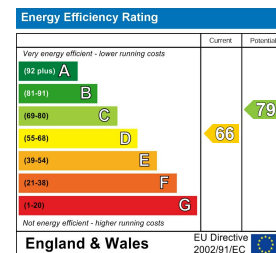
## Floor Plan



## 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



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