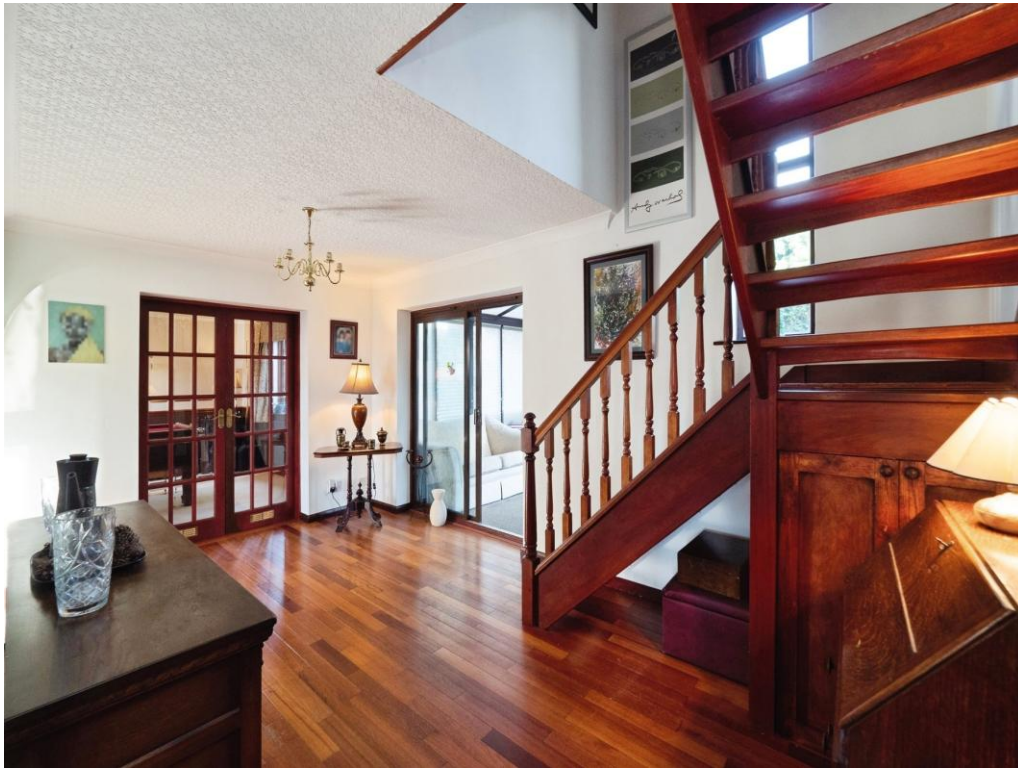




Sandbed Lane
Belper





Property Description

Situated in a highly desirable location is this idyllic family home benefitting from well proportioned rooms and in brief comprises; entrance hall, a reception hallway, a generous lounge, separate dining room, kitchen, a conservatory and a W.C to the ground floor. To the first floor there are four bedrooms, a family bathroom with an en-suite to the master bedroom. Externally there is a block paved driveway to the front leading to a garage and an enclosed garden to the rear. Viewings are strongly recommended.

Entrance Hallway

The property is entered via door to the front elevation into a hallway where there is a radiator, door opening to utility room, double glazed window to the front and door opening to the reception hallway.

Reception Hallway

Having stairs off leading to the first floor, wood flooring, open access to the dining room, sliding door opening to the conservatory, a radiator and door leading to living room and kitchen.

Living Room

22' 8" x 12' 6" (6.91m x 3.81m)
Having two radiators, log burning stove, coving to the ceiling, double glazed bow window to the front elevation, double glazed window to the rear and spot lighting to the ceiling.

Dining Room

12' 9" x 12' 4" (3.89m x 3.76m)
Having a gas fire, double glazed windows to the front and side elevations and a radiator.

Kitchen

9' 5" x 9' 7" (2.87m x 2.92m)
Having double glazed window to the rear elevation, door to the rear elevation, stainless steel one and a half bowl sink and drainer unit with mixer tap over, four ring gas hob, electric oven, integrated microwave, integrated fridge freezer, integrated dishwasher, tiled flooring, base units with work surfaces over and splashbacks.

Conservatory

.10' 3" x 11' 5" (3.12m x 3.48m)
Having UPVC double glazed double doors to the side elevation and UPVC double glazed windows to the rear and side elevations.

Utility Room

Having plumbing for a washing machine, space for tumble dryer, low level W.C, double glazed obscured window to the front and tiled flooring.

First Floor Landing

Having airing cupboard, doors off leading to the bedrooms and bathroom, double glazed window to the rear and coving to the ceiling.

Bedroom One

15' 7" Max x 12' 6" Max (4.75m Max x 3.81m Max)
Having double glazed window to the rear, fitted wardrobes, overhead storage, a radiator, loft access and door opening to the en suite.

En Suite

Having a corner bath, low level W.C, pedestal wash hand basin, a radiator, double glazed obscured window to the front, tiled splashbacks and coving to the ceiling.

Bedroom Two

12' 6" Max x 12' 9" Max (3.81m Max x 3.89m Max)

Having built-in wardrobes, double glazed window to the front elevation, a radiator , double glazed window to the side and dressing area.

Bedroom Three

9' 8" x 9' 6" (2.95m x 2.90m)

Having double glazed window to the rear, a radiator, loft access and coving to the ceiling.

Bedroom Four

9' 8" x 6' 4" (2.95m x 1.93m)

Having double glazed window to the rear, a radiator and coving.

Bathroom

A fitted three price suite comprises; bath with mixer tap over and electric shower over, pedestal wash hand basin, low level W.C, column radiator with towel rail, shaver point, tiled flooring, coving to ceiling and an obscured double glazed window to the front elevation.

Outside

To the front of the property is a driveway providing off road parking and leading to a garage.

To the rear the garden has a decked seating area, log cabin store, timber shed, gated side access and is enclosed.

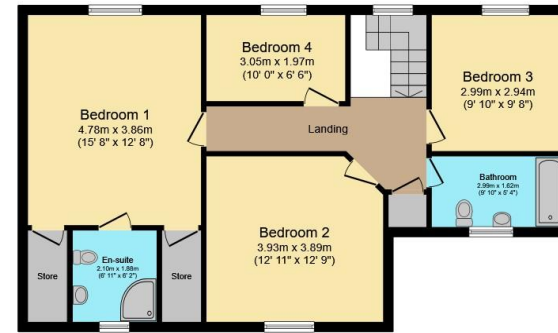








Ground Floor



First Floor

Total floor area 175.1 m² (1,885 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

T 01773 822622
E belper@burchelledwards.co.uk

1-3 Bridge Street
 BELPER DE56 1AY

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