

Home 2 Sell

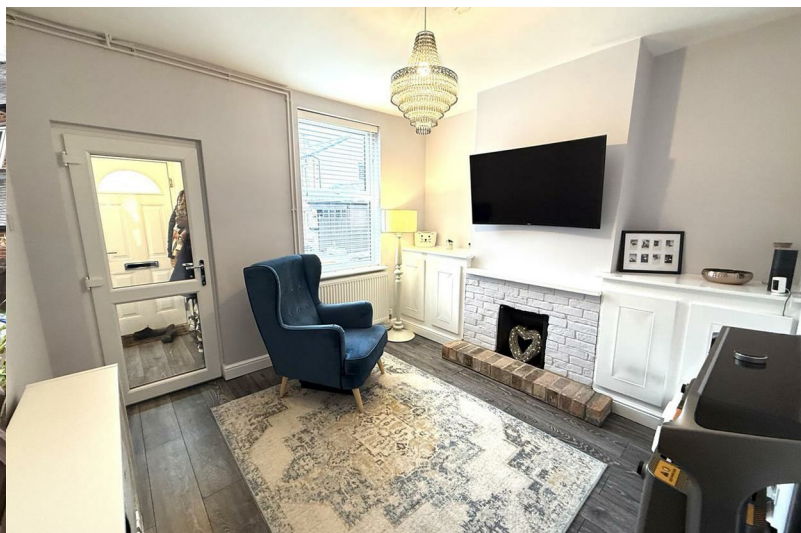
Quality Service For Less



## 6 Derwent Vale

Belper, DE56 1UW

£190,000



Home2Sell are delighted to offer For Sale this beautifully presented two double bedroom mid-terrace property in sought after location within walking distance of Belper Town Centre. Having gas central heating and PVCu double glazing. The accommodation comprising in brief of; lounge, dining room and modern fitted kitchen. To the first floor landing two well proportioned bedrooms and a modern family bathroom having a three piece suite. Outside a courtyard to the front and to the rear a low maintenance raised garden laid mainly to slate chippings with border and garden shed. Parking Space. Ideal first time buyer opportunity. Viewing highly recommended.



### Entrance Hall

The property is entered via a composite door with PVCu double glazed window to the side elevation and wood grain effect flooring.

### Lounge

11'5" x 11'3" (3.48m x 3.43m)

Having a PVCu door with glazed inserts, PVCu double glazed window to the front elevation, central heating radiator, wood grain effect flooring, bespoke cupboards and feature fireplace. Television point and ceiling light.

### Lobby

Stairs off to the first floor landing.

### Dining Room

11'3" x 11'3" (3.45m x 3.45m)

Having a PVCu double glazed window to the rear elevation, feature fireplace, central heating radiator and ceiling light. Useful storage recess.

### Kitchen

6'0" x 15'3" (1.83m x 4.67m)

Having a beautiful modern fitted kitchen comprising of a range of base wall and matching drawer units with work surfaces over incorporating a one and half stainless steel sink drainer unit with mixer tap. Complimentary splash back tiling, space and plumbing for an automatic washing machine, space for a dishwasher, space for a fridge and freezer. Integrated electric fan assisted oven with four ring gas hob having a stainless steel extractor canopy over. Ceiling light, column radiator, wood grain effect flooring, PVCu double glazed windows to the rear and side elevations and a PVCu door with opaque glazed insert to the side access.

### To the first floor landing

#### Bedroom One

11'5" x 10'2" (3.48m x 3.12m)

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

#### Bedroom Two

11'6" x 11'3" (3.53m x 3.45m)

Having a PVCu double glazed window to the rear elevation, central heating radiator and ceiling light. Cupboard housing the gas central heating boiler which services the domestic hot water and central heating system. Useful storage cupboard.

#### Family Bathroom

Having a modern three piece suite comprising of a close couple WC, pedestal hand wash basin and a P shaped bath with panelled side having a thermostatically controlled shower over. Ceramic tiled flooring, complimentary wall tiling, extractor fan, ladder style heated towel rail, central heating radiator and PVCu double glazed opaque window to the rear elevation.

#### Outside

Having a courtyard to the front and allocated parking space.

To the rear a low maintenance raised garden laid mainly to slate chippings with border and garden shed.

#### Area

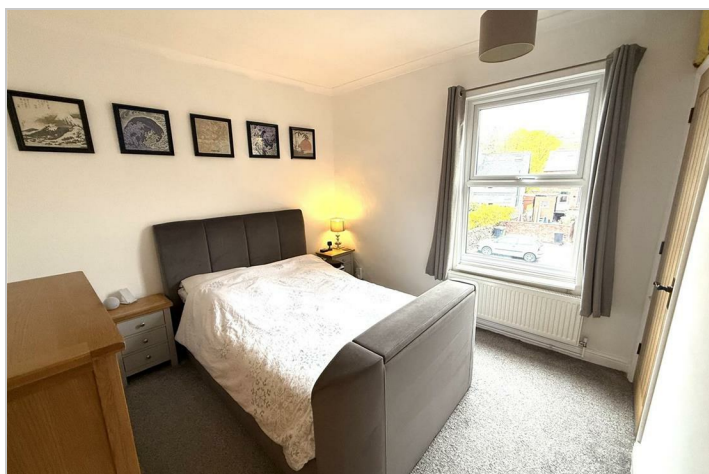
6 Derwent vale is situated within walking distance from the centre of Belper which provides an excellent range of amenities including shops,

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.

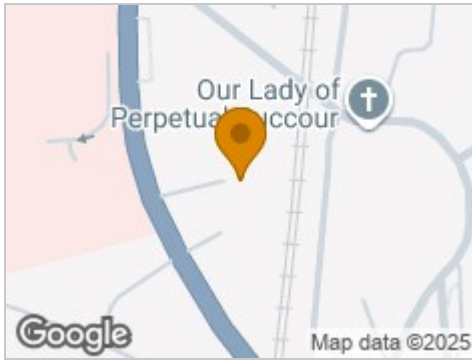
There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

### Directional Note

From the Belper Branch of Home2sell proceed to the Morrison's Island taking the first left along the A6 south, Derby Road and immediately after The Tavern public house turn left onto the quiet courtyard where number 6 Derwent Vale can be found easily identified by our distinctive Home2sell For sale board.



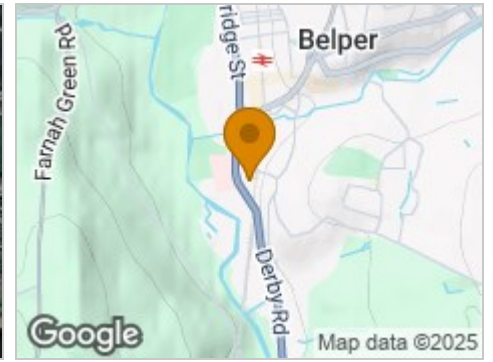
## Road Map



## Hybrid Map



## Terrain Map



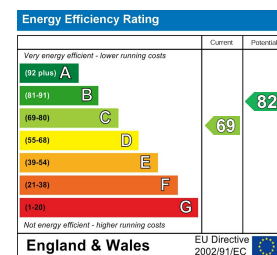
## Floor Plan



## 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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