Home 2 Sell

Quality Service For Less



2 Loom Close

Belper, DE56 0GZ

Offers Over £290,000

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REDUCED FOR LIMITED PERIOD.
Home2Sell are delighted to offer for sale this three bedroomed family detached home enjoying a generous corner plot in a popular cul-de-sac location which offers an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and superbly presented family home. Accommodation briefly comprising entrance hall, guest cloakroom WC, dining room, utility, fitted kitchen, conservatory and lounge. To the first floor landing a master bedroom with en-suite shower room, two further generously proportioned bedrooms and a family bathroom having a three piece suite. Outside the property is set back from the road behind a tarmacadam driveway providing off road parking. Having gated side access to the delightful rear garden which enjoys a most pleasant aspect having a patio area immediately to the rear with manicured lawn and established well stocked borders, further patio sun terrace and a tarmacadamed access leading to the particularly well built insulated workshop / home office. Viewing Essential.





Entrance Hall
The property is entered via a PVCu door having glazed inserts, central heating radiator and recessed ceiling light.

Guest Cloakroom WC
Having a two piece suite comprising of a close couple WC, slimline vanity unit with mixer tap, PVCu double glazed opaque window, recessed ceiling lighting. central heating radiator and vinyl flooring.

Dining Room
7'8" x 10'4" (2.35m x 3.17m)
Having a PVCu double glazed window to the front elevation, central heating radiator, internal oak door accessing utility, carpeted staircase, useful under stairs storage cupboard and internal oak doors to both lounge and kitchen.

Utility Room
2.79m x 2.28m
Created from the rear part of the garage is as useful utility having wood grain effect flooring, recessed ceiling lighting, wall mounted column radiator and utility area having space and plumbing for an automatic washing machine, space for a tumble dryer and freezer. Cupboard housing the wall mounted gas combination boiler which services the domestic hot water and central heating radiator.

Lounge
4.13m x 3.09m
Having a PVCu double glazed window to the rear garden aspect, recessed ceiling lighting and central heating radiator.

Fitted Kitchen
8'2" x 8'1" (2.49m x 2.48m)
Having a modern fitted kitchen comprising of a range of base and wall units with quartz effect work surfaces over incorporating sink drainer unit with Swan neck mixer tap. Space and plumbing for a dishwasher, recessed ceiling lighting, integrated fan assisted electric oven, gas four ring hob with extractor canopy over, integrated microwave oven, polished porcelain tiled flooring, PVCu double glazed window to the conservatory and PVCu door with glazed insert.

Conservatory
7'11" x 7'10" (2.43m x 2.39m)
Being of PVCu sealed unit construction on a brick base with an apex and a polycarbonate roof system. PVCu French doors to the patio.

To the first floor landing
Accessed via the main entrance hall having a PVCu double glazed opaque window to side elevation and internal oak doors accessing all bedrooms and bathroom. Access to the loft void.

Master Bedroom
11'6" x 9'8" (3.52m x 2.96m)
Having a PVCu double glazed window to the rear elevation, central heating radiator, recessed ceiling lighting and oak door accessing the en-suite shower room.

En Suite Shower Room
Having a three piece suite comprising of a close couple WC, slimline vanity unit, complimentary wall panelling, shower enclosure having a thermostatically controlled shower with rain head and hand held attachment. PVCu double glazed opaque window and central heating radiator.

Bedroom Two
9'8" x 10'1" (2.97m x 3.08m)
Having a PVCu double glazed window to the front

elevation, central heating radiator and recessed ceiling lighting.

Bedroom Three
8'10" x 6'8" (2.71m x 2.04m)
Having a PVCu double glazed window to the front elevation, central heating radiator and recessed ceiling lighting.

Family Bathroom
Having a modern fitted bathroom comprising of a close couple WC, vanity hand wash basin and bath with thermostatically controlled shower with complementary glass shower screen. Complimentary wall panelling, PVCu double glazed opaque window, vinyl flooring and wall mounted heated towel rail.

Outside
Outside the property is set back from the road behind a tarmacadam driveway providing off road parking. Having gated side access to the delightful rear garden which enjoys a most pleasant aspect having a patio area immediately to the rear with manicured lawn and established well stocked borders, further patio sun terrace and a tarmacadamed access leading to the particularly well built insulated workshop / home office.
Outside cold water tap and power.

Workshop / Office/Hobby Room
17'7" x 9'3" (5.37m x 2.82m)
With PVCu double doors, power and light.

Area
Loom Close 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 out of Belper Town Centre along Chesterfield Road and continue onto Far Laund, then turn right onto Ashford Rise, Take the fifth right onto Loom Close where the property can be located on the right hand side clearly identified by our distinctive Home2sell For Sale Board.









Road Map



Hybrid Map



Terrain Map



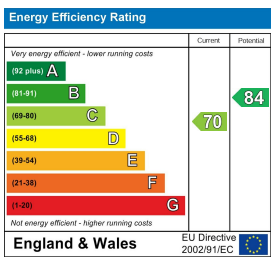
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

38 Market Place, Belper, DE56 1FZ
Tel: 01773 823 200 Email: enquiries@home2Sell.com www.home2sell.com