

Home 2 Sell

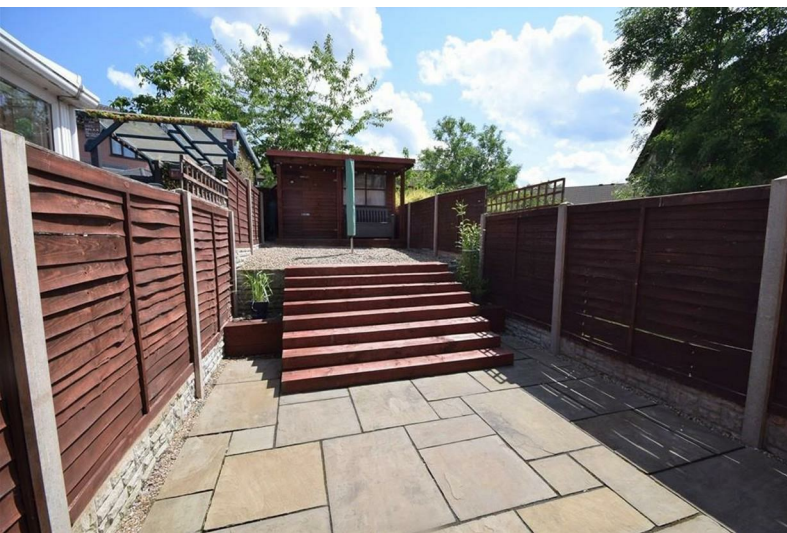
Quality Service For Less



180 John O'Gaunts Way

Belper, DE56 0DG

Offers Over £160,000



Situated in a prominent position is this attractive brick built residence which represents a superbly presented two bedroomed family home. The property is constructed of brick beneath a tiled roof. The property benefits from PVCu double glazing and gas central heating. A recommended internal inspection will reveal ; entrance hall, fitted kitchen, lounge with stairs off to the first floor. Two well proportioned bedrooms and family shower room having a three piece suite. Outside to the front is a low maintenance garden laid mainly to lawn and to the rear a tiered enclosed garden with patio and summer house. Allocated Parking.



Entrance Hall

Having a storm porch vestibule with light, the property is entered via a composite door with glazed inserts. Having a central heating radiator, laminate wood grain effect flooring and ceiling light.

Kitchen

8'5" x 7'11" (2.57m x 2.42m)

Having a modern fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a stainless steel one and a half sink drainer unit with Swan neck mixer tap. Having an integrated electric fan assisted oven and gas four ring hob with stainless steel extractor canopy over. Having space and plumbing for an automatic washing machine and space for a free standing fridge freezer. PVCu double glazed window to the front elevation, ceiling lighting, laminate wood grain effect flooring and cupboard housing the gas combination boiler which services the domestic hot water and central heating system.

Lounge Dining Room

8'9" extending 11'10" x 15'7" (2.68m extending 3.62m x 4.76m)

This generously portioned room has a PVCu door with glazed insert to the rear garden aspect, PVCu double glazed window to the rear elevation, central heating radiator, laminate wood grain effect flooring and ceiling light. Stairs off to the first floor landing.

To the first floor landing

Having access to the loft void.

Bedroom One

8'4" extending 11'10" x 12'3" max (2.56m extending 3.61m x 3.75m max)

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

Bedroom Two

11'10" x 5'8" (3.61m x 1.73m)

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

Family Shower Room

Having a three piece suite comprising of a close couple WC, pedestal hand wash basin with splash back tiling and a shower enclosure being complimentary panelled with a thermostatically controlled shower unit having a rain head and hand held attachment. Chrome heated towel rail, useful storage cupboard, vinyl flooring and PVCu double glazed opaque window.

Outside

To the front of the property is lawned garden area with path leading to the front door.

To the rear of the property is an Indian flag stone patio which is an ideal space for el fresco dining and entertaining. There are wooden steps to a low maintenance pebble area having a timber summer house and gated side access to the parking area. With allocated car parking.

Area

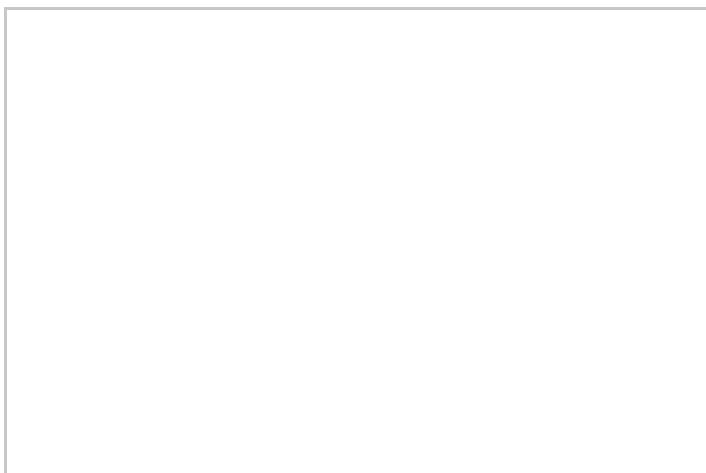
John O Gaunts is situated approximately a mile and a half from the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of

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

Leave Belper along High St, which becomes Spencer Road. At the mini island at the bottom of the hill proceed straight over onto Kilbourne Road, which becomes Whitemoor Lane. Continue for sometime eventually taking a right hand turn onto John O'Gaunts Way, where the property can be found on the left hand side of the road clearly identified by our distinctive Home2sell For Sale board.



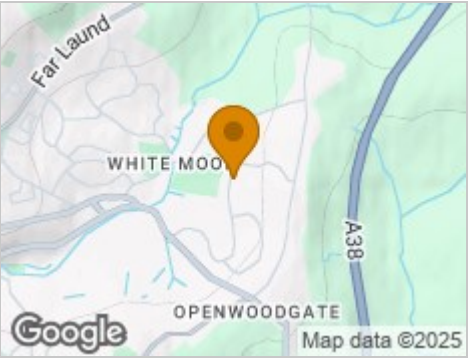
Road Map



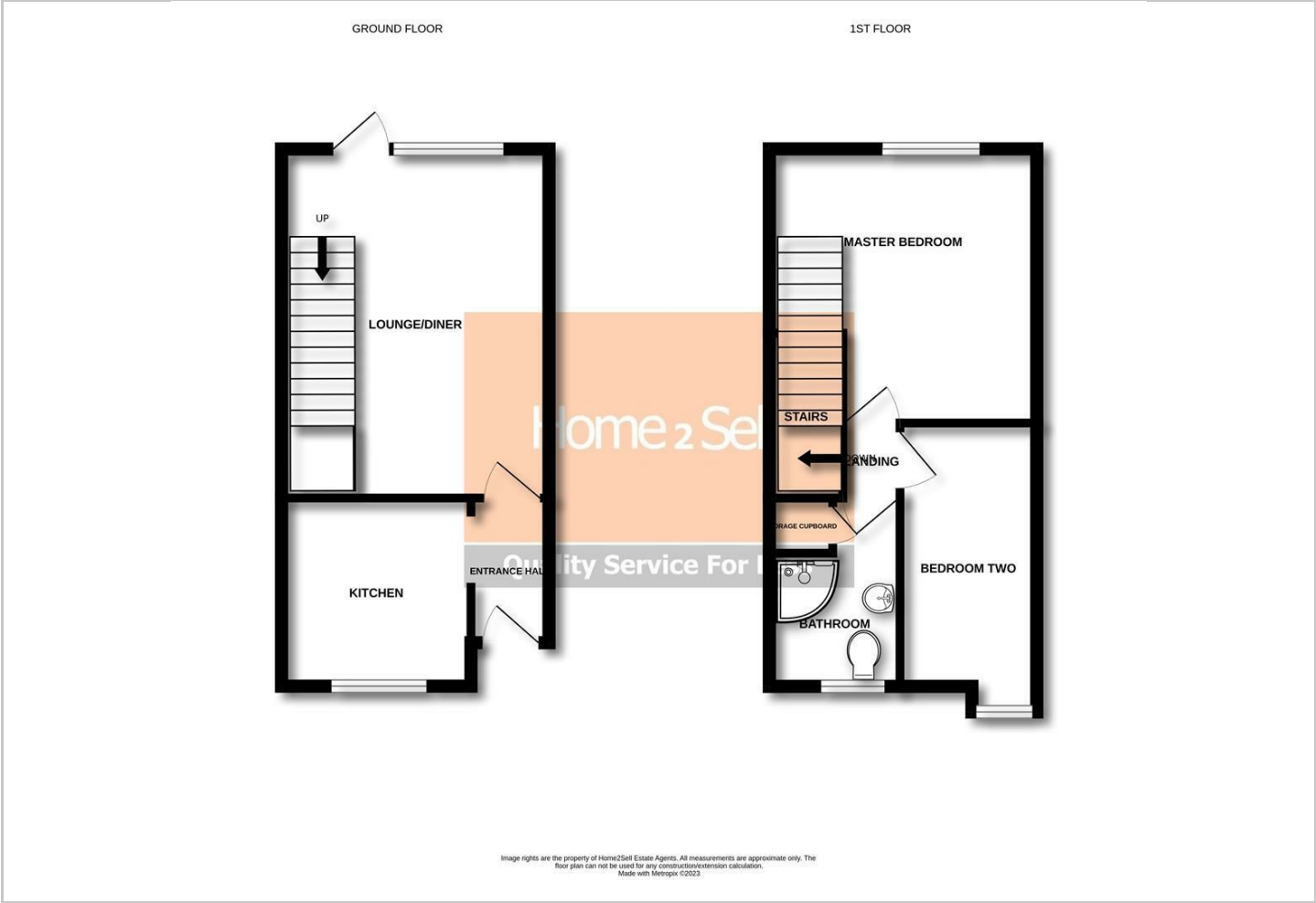
Hybrid Map



Terrain Map



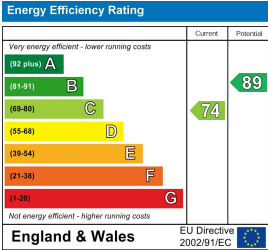
Floor Plan



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



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