

Home 2 Sell

Quality Service For Less



51 Yardley Way

Belper, DE56 0ES

Offers Around £260,000



Set well back from the road enjoying a gently elevated position is this modern three bedroom detached residence, occupying a popular and convenient cul-de-sac location in a much sought after area of Belper, Derbyshire. The well proportioned and maintained living accommodation has the benefit of gas central heating and PVCu double glazing, and a recommended internal inspection will reveal entrance hall, lounge having a feature fireplace, dining room with sliding doors to the rear garden and a modern fitted kitchen with built-in appliances. To the first floor, the landing leads to a master bedroom with built-in wardrobes, en suite shower facility, two further well proportioned bedrooms, and a family bathroom having a three piece suite. Outside, there is a neat front garden which is mainly laid to lawn. There is also a tarmacadam driveway providing useful car standing space. To the rear a delightful enclosed rear garden having a decking terrace, lawn with raised borders and patio immediate to the rear. Viewing Essential.



## Entrance Hall

The property is entered from the side elevation via a PVCu door with glazed insert, coving to the ceiling, ceiling light and ceramic tile flooring. Outside Light.

## Dining Kitchen

**28'4" x 7'10" reducing 2'11" (8.63 x 2.39 reducing 0.90)**

This generously proportioned room has a PVCu double glazed window to the front elevation, central heating radiator and ceiling light. Ceramic tiled flooring.

The kitchen area comprises of a range of base wall and matching drawer units with roll top work surfaces incorporating a one and a half stainless steel sink drainer unit with a Swan neck chrome mixer tap. Integrated Electric fan assisted oven, four ring induction hob, stainless steel extractor canopy. Space for a free standing fridge freezer, space and plumbing for an automatic washing machine, integrated dishwasher. PVCu double window to the rear elevation and a PVCu double glazed door to the rear garden aspect. Wall mounted Logic combination gas central heating boiler which services the domestic hot water and central heating system.

## Dining Room

**10'11" x 8'1" (3.32 x 2.46)**

Having PVCu double glazed sliding doors to the rear garden aspect, central heating radiator, coving to the ceiling and light.

## Lounge

**10'11" x 14'2" max (3.33 x 4.32 max)**

Having a PVCu double glazed window to the front elevation, central heating radiator, coving to the

ceiling and light. Television point. The focal point of the room is an electric remote controlled flame effect fire set on a marble aggregate hearth with matching back drop and modern surround.

## To the first floor landing

Having access to the loft void, central heating radiator, PVCu double glazed opaque window to the side elevation. Useful storage cupboard.

## Master Bedroom

**5'1" max extending 10'1" x 14'9" max (1.55 max extending 3.07 x 4.50 max)**

Having a PVCu double glazed window to the rear elevation, central heating radiator, coving to the ceiling and light. Fitted wardrobes, cupboards and drawers.

## Ensuite

Having a modern three piece suite comprising of a close couple WC, pedestal hand wash basin and a shower enclosure having a thermostatically controlled shower unit. Complimentary tiling, PVCu double glazed opaque window to the rear elevation, chrome heated towel rail, vinyl wood grain effect flooring.

## Bedroom Two

**7'10" x 10'10" (2.40 x 3.31)**

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

## Bedroom Three

**8'5" x 7'11" (2.56 x 2.41)**

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

## Family Bathroom

Having a traditional three piece suite comprising of a close couple WC, pedestal hand wash basin and a bath with panelled side and a shower attachment. Vinyl wood grain effect flooring, complimentary tiling, PVCu double glazed opaque window, central heating radiator and ceiling light.

## Area

51 Yardley 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.

## Outside

Outside, there is a neat front garden which is mainly laid to lawn. There is also a tarmacadam driveway providing useful car standing space. To the rear a delightful enclosed rear garden having a decking terrace, lawn with raised borders and patio immediate to the rear.

## Directional Note

From the Market Place in Belper follow signs for Ilkeston and Derby A38. Follow the road to the mini-roundabout, continue straight over, follow the road around, straight over the next mini-roundabout and turn right onto John O' Gaunts Way. At the roundabout turn left into Naseby Road and second left into Yardley Way where the property can be located on the left hand side clearly identified by our distinctive Home2Sell For Sale board.



## Road Map



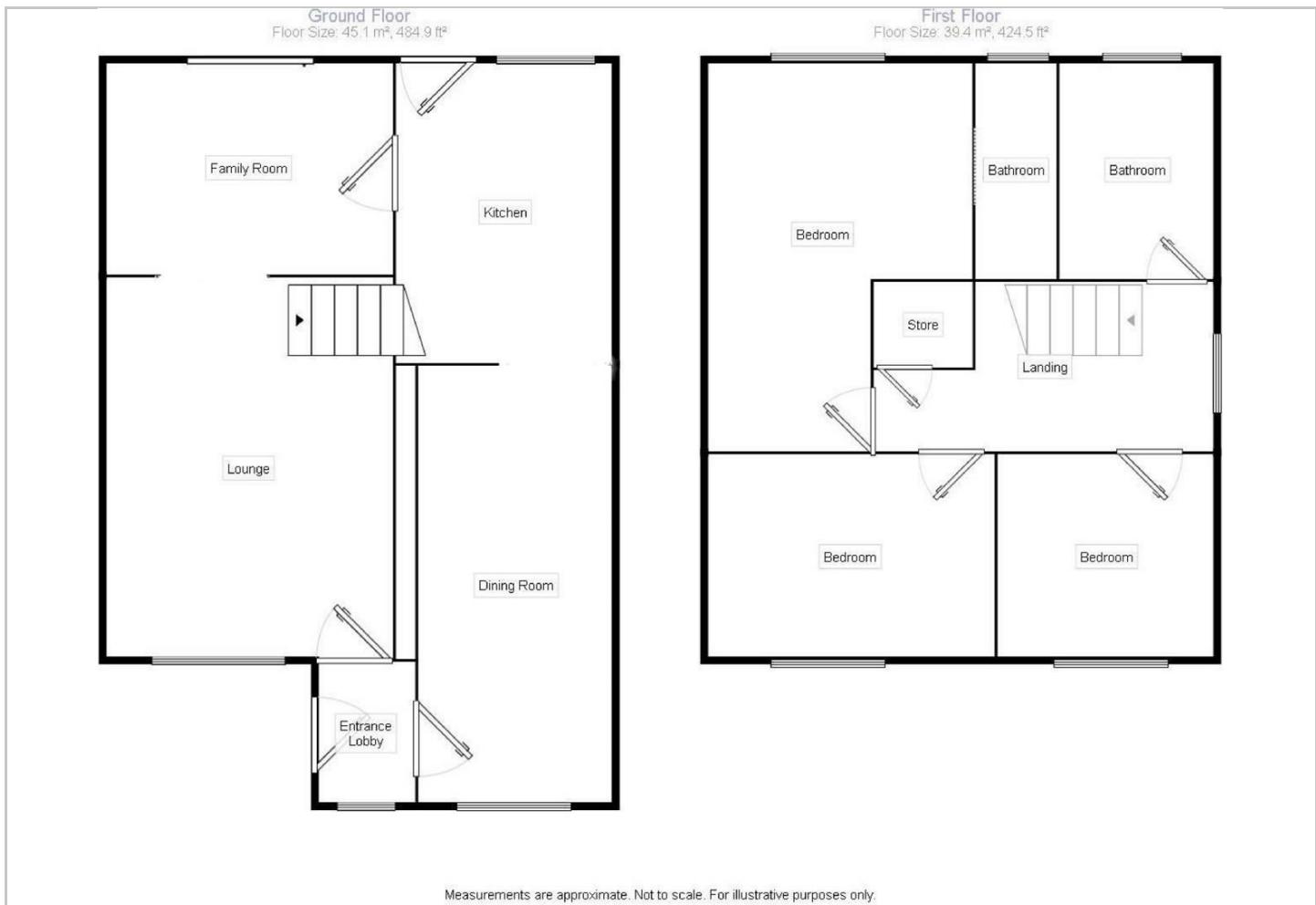
## Hybrid Map



## Terrain Map



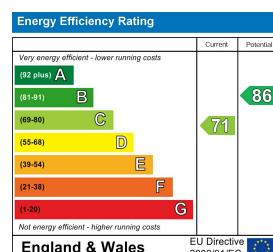
## Floor Plan



## 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



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