Home 2 Sell

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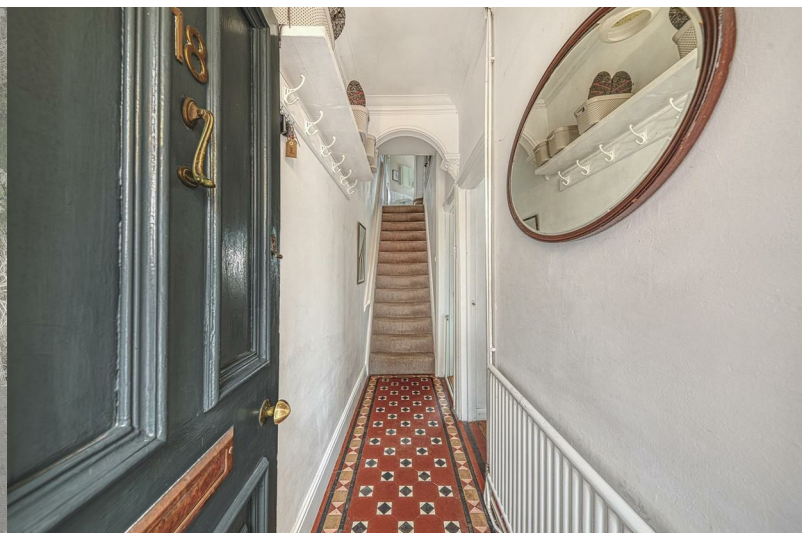
18 High Pavement

Belper, DE56 1GD

Offers Around £299,950

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Home2sell are delighted to offer this beautifully presented Edwardian three double bedroom semi-detached, bay-fronted home, ideally positioned within easy walking distance of Belper town centre and enjoying exceptional far-reaching panoramic views across Belper Park and the surrounding Derbyshire countryside. The property is a short walk from Belper railway station with a service to London St Pancras. This characterful property retains a wealth of original features, including Minton tiled flooring and a cast iron roll-top bath, while offering spacious and flexible living accommodation throughout. The accommodation briefly comprises: entrance porch leading to a welcoming tiled hallway, a front sitting room with bay window and feature cast iron fireplace, and an impressive open-plan living space to the rear. This includes a lounge area with multi-fuel stove, a fitted kitchen, and a bright dining conservatory with French doors opening onto the main terrace.
To the first floor are two double bedrooms and a spacious family bathroom with a three-piece suite, including a freestanding roll-top bath with shower. The second floor provides a generous principal bedroom with Velux windows and elevated views, along with a separate WC.
Externally, the property is set back behind a walled foregarden. To the rear is a delightful, south-facing tiered garden with a patio sun terrace, lawn, and established planting, making the most of the elevated outlook.
Viewing is highly recommended.





Entrance Hall
Having a storm porch vestibule with Minton tile flooring. The property is entered via a traditional hardwood door having stained glass over window, Minton floor, central heating radiator and stairs off to the first floor landing.

Sitting Room
11'10" x 10'11" plus bay (3.61m x 3.35m plus bay)
Having an open cast iron fireplace with marble hearth, central heating radiator, double glazed walk in bay window to the front elevation, double glazed window to the side elevation, exposed polished wooden floor boards, coving to the ceiling and light.

Open Plan Kitchen/ Lounge /Conservatory
29'9" x 11'3" extending 15'10" reducing 6'3" (9.08m x 3.45m extending 4.85m reducing 1.93m)
This most impressive and generously proportioned open plan living space comprises of a Lounge Area with the focal point being an inset multi fuel burning stove set on a polished granite hearth. Central heating radiator, wood grain effect flooring, picture rail and ceiling light.

The conservatory area is of hard wood sealed unit construction with French doors to the rear garden aspect enjoying the fine aspect and views.

The Fitted Kitchen Area has a range of modern base wall and matching drawer units with work surfaces over incorporating a sink drainer unit having a chrome Swan neck mixer tap, complementary splash back tiling, integrated gas five ring hob having a stainless steel extractor canopy over. Integrated electric double oven, space and plumbing for an automatic washing machine, space for a dishwasher , space for a free standing fridge freezer, wood grain effect flooring and two ceiling lights. Column radiator and two ceiling lights. Useful under stairs pantry.

Landing
Having a built in storage cupboard, double glazed window to the front elevation and useful space under the stairs.

Bathroom
Having a three piece suite comprising of a free standing cast iron roll top bath with claw feet having a thermostatically controlled shower with rain head and hand held attachment, pedestal wash basin and a close couple WC. Airing cupboard housing the Baxi gas central heating boiler which services the domestic hot water and central heating system. Double glazed window to the rear elevation, central heating radiator and complimentary wall tiling.

Bedroom Two
12'0" x 8'11" (3.66m x 2.74m)
Having a double glazed window to the rear elevation enjoying a fine aspect and view, central heating radiator and ceiling light.

Bedroom Three
10'10" x 8'5" (3.32m x 2.58m)
Having fitted wardrobes, cupboards and dressing table, central heating radiator and a double glazed window to the front elevation.

Second Floor
Giving access to the master bedroom and WC. Ceiling light.

Master Bedroom
11'7" x11'6" (3.55m x3.51m)
Having two Velux style sky light windows, central heating radiator and ceiling light.

WC
Fitted with a wall mounted wash basin and a close couple WC.

Outside
The property is set back from the road behind a wall foregarden with gate and pathway to the storm porch vestibule.

A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect having a patio terrace immediately to the rear enjoying the fine elevated aspect and views. With steps down to a tiered garden having lawn areas, gravel and further patio sun terrace.

Area
High Pavement is within a short walking distance of Belper town centre 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 Home2sell office on Belper's Market Place walk up High Pavement where number 18 can be found on the right hand side.

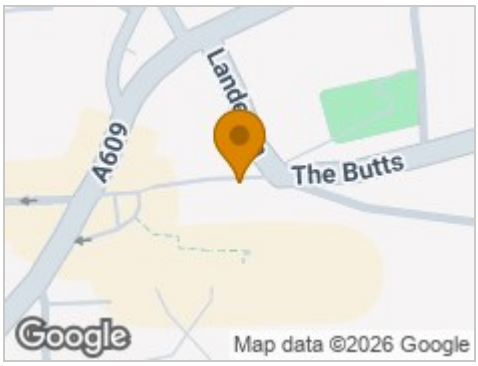








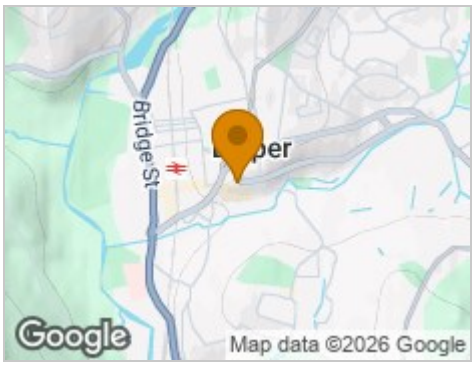
Road Map



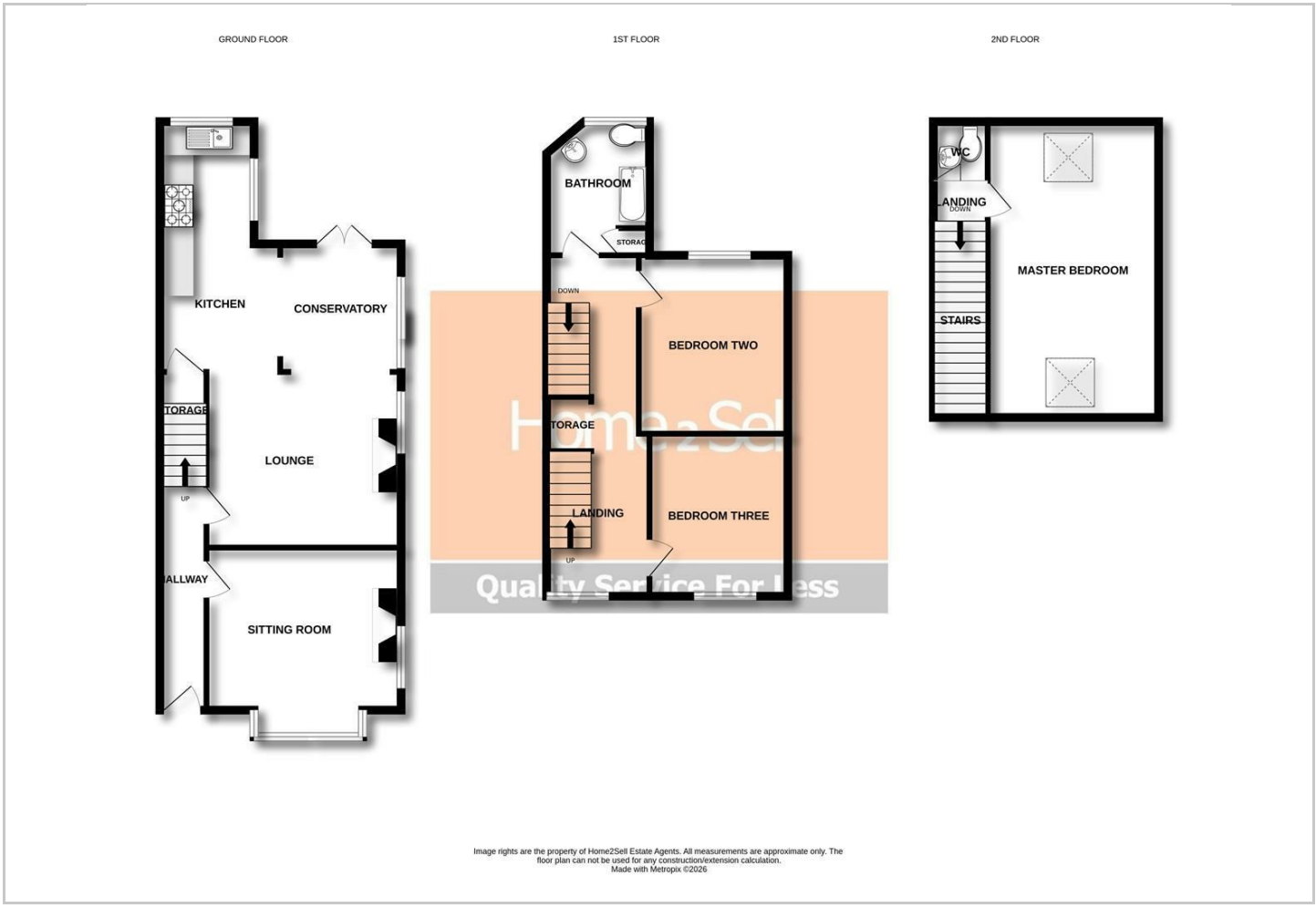
Hybrid Map



Terrain Map



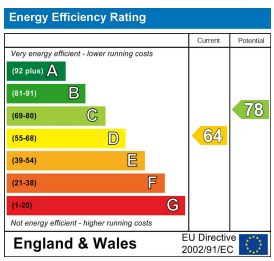
Floor Plan



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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