

Home 2 Sell

Quality Service For Less



## 32 Windmill Lane

Belper, DE56 1GN

£250,000



Home2sell are delighted to offer this three bedroomed sympathetically extended semi detached family home occupying a popular and convenient location, within walking distance of Belper Town Centre. Having ample off road parking and established well stocked garden. With PVCu double glazing and gas central heating having a BAXI gas combination boiler. Accommodation comprising in brief of ; Entrance Hallway, Lounge with box bay window and extended living dining room and a fitted kitchen. Ground floor shower room and to the first floor landing three generously sized bedrooms and family bathroom having a four piece suite. Outside to the front of the property is a block paved driveway providing ample off road parking. Gated side access to the large rear garden having patio with electric awning, established mature trees and borders and low maintenance gravelled areas. Viewing Essential.



### Entrance Hall

The property is entered by a PVCu double glazed door, central heating radiator, dado rail, useful under-stairs storage cupboard and pantry with shelving, hanging space and a wall mounted Baxi Combination boiler which services the domestic hot water and central heating system. Stairs off to the first floor landing.

### Ground Floor Shower Room

Having a tiled shower enclosure with electric shower unit, vanity wash hand basin and a close couple WC. Complimentary tiling, ceramic tiled flooring, heated towel radiator, extractor fan and a PVCu double glazed window.

### Lounge

14'7" x 10'5" (4.45 x 3.18)

Having a PVCu double glazed box bay window to the front, television aerial point, two central heating radiators, picture rail and coving to the ceiling.

### Open Plan Living Dining Room

25'5" x 10'6" (7.75 x 3.20)

Having PVCu double glazed French doors to the rear garden aspect, two central heating radiators, picture rail and television I point.

### Fitted Kitchen

17'0" x 6'9" (5.18 x 2.06)

Having a fitted kitchen comprising of a range of base cupboards, drawers and matching eye level units with rolled top work surface over incorporating a 1 ½ bowl stainless steel sink drainer with mixer tap and complimentary splash back tiling. Integrated electric oven, hob with extractor hood over and microwave. Space for a dishwasher and space for a fridge

freezer. There are matching glazed cabinets, vinyl flooring and a PVCu double glazed stable style entrance door and window to the rear.

### To the first floor landing

With a PVCu double glazed window to the side elevation, built-in over stairs cupboard and dado rail.

### Bedroom One

12'6" x 10'6" (3.81 x 3.20)

Having a PVCu double glazed window to the rear elevation, original cast iron fireplace and central heating radiator.

### Bedroom Two

12'6" x 10'5" (3.81 x 3.18)

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

### Bedroom Three

7'5" x 5'8" (2.26 x 1.73)

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

### Family Bathroom

Having a four piece suite comprising of a bath with panelled side, shower enclosure with thermostatically controlled shower over, a vanity wash hand basin and close couple WC. Ceramic tiled flooring, recessed ceiling lighting, central heating radiator, PVCu double glazed opaque window, access to the roof void and built-in storage with drawers and shelving.

### Outside

The property is set back from the road behind a block paved driveway providing ample off road

parking and pathway with gated access to the side leads to the delightful rear garden.

Immediately to the rear is a patio terrace with electric awning, making an ideal place for entertaining and el fresco dining. With steps to the low maintenance gravelled beds, paved patio area, garden shed.

### Area

32 Windmill Lane is situated approximately a half 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

From the Home2sell office proceed past the Market Place and on to High Street. At the brow of the hill take a left turn on to Windmill Lane where the property can be found on the right hand side of the road, clearly identified by our distinctive Home2sell For sale board.



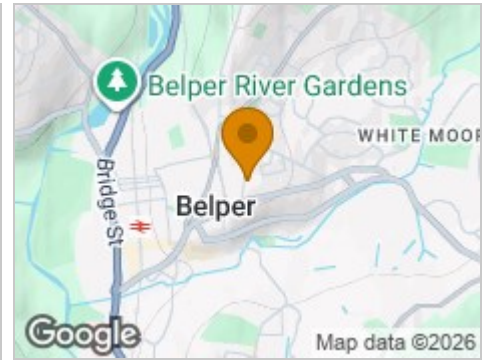
## Road Map



## Hybrid Map



## Terrain Map



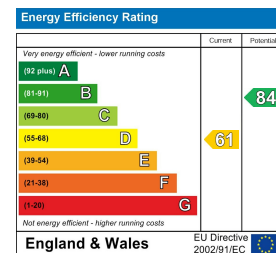
## Floor Plan



## 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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