

Home 2 Sell

Quality Service For Less



26 Gregorys Way

Belper, DE56 0HS

Offers Around £450,000





Home2sell are delighted to offer this outstanding and well presented executive four bedroom detached residence enjoying a favoured location on this popular residential development which provides fast access to a full and varied range of enviable local facilities. A recommended internal inspection will reveal generously proportioned accommodation and the property is enhanced by delightful gardens to both front and rear. Internally the property provides, entrance hallway with ground floor cloakroom WC, good sized lounge with attractive feature fireplace, separate formal dining room, PVCu conservatory and a well appointed fitted breakfast kitchen. To the first floor landing a principal bedroom enjoying an en-suite shower room, second bedroom with en-suite shower room, two additional bedrooms and a family bathroom having a three piece suite. Outside is a most delightful landscaped large garden to the rear offering ideal areas for el fresco dining with patio area, barbeque area and pergola. To the front is an attractive landscaped garden with tarmacadam driveway and access to a double garage.



### Entrance Hall

The property is entered via a door with glazed inserts, PVCu opaque double glazed window to front, radiator, wood grain effect flooring, power points, Burglar Alarm control panel, coving to ceiling, carpeted stairs to first floor landing, glazed panelled door to Kitchen/Breakfast Room, doors to:

### Guest Cloakroom WC

With low level WC, wash hand basin, tiled surrounds, laminate floor covering.

### Lounge

18'6" x 11'6" (5.66m x 3.51m)

With attractive decorative feature fireplace with Living Flame coal effect fire, raised marble hearth and insert. Double central heating radiator, single central heating radiator, TV and telephone point, decorative coving, double doors providing access to:

### Dining Room

10'4" x 9'8" (3.15m x 2.97m)

With central heating radiator, decorative coving, double glazed patio doors providing access to:

### Conservatory

11'6" x 9'3" (3.51m x 2.84m)

Being constructed of part brick and UPVC framed double glazed units with central ceiling fan and light, ceramic tile floor, French door providing access to rear garden. Under tile heating.

### Kitchen

16'8" x 10'0" max (5.10m x 3.05m max)

Having a modern kitchen comprising of a range of base wall and matching drawer units with work surfaces over incorporating a stainless steel sink drainer unit with chrome Swan neck mixer tap. Gas hob with contemporary extractor over. Integrated

NEFF double oven, integrated fridge and integrated dish washer. Quality polished floor tiles and complimentary splash back tiling. PVCu door and windows to the rear elevation. Courtesy door to the garage.

### To the first floor landing

LANDING with built in airing cupboard with Vailant Hot water cylinder, access to loft storage space.

### Master Bedroom

5.03 max x 4.01 max

With two double built in wardrobes with mirrored doors, hanging and shelving rail, central heating radiator, TV point.

### En Suite Shower Room

With low level WC, pedestal wash hand basin, shower cubicle with tiled surrounds, extractor fan, electric shaver point, central heating radiator, ceramic tile floor, decorative spot ceiling lighting.

### Bedroom Two

10'0" x 9'6" (3.07m x 2.92m)

Built in wardrobe with mirror doors to front, hanging rail and shelving, TV point, central heating radiator.

### En Suite Shower Room

With low level WC, pedestal wash hand basin, shower cubicle with shower over, tiled surrounds, glass screen to front, central heating radiator, decorative spotlighting.

### Bedroom Three

9'10" x 8'2" (3.00m x 2.51m)

PVCu double glazed window to front, radiator, fitted carpet, power points, fitted wardrobe.

### Bedroom Four

10'2" x 8'0" (3.12m x 2.44m)

PVCu double glazed window to rear, radiator, fitted carpet, power points.

### Family Bathroom

With low level w.c., pedestal wash hand basin, panelled bath with half tiling to main walls, extractor fan, central heating radiator, tiled floor, recessed spotlighting.

### Outside

There is a most delightful garden to the front offering low maintenance with part gravelled and wood chippings with established shrubs and flowering plants, driveway access providing ample car standing space. To the rear is a superb large garden with good sized lawned area with raised flowering beds and borders containing an abundance of mature plants and shrubs, good sized patio area ideal for al fresco dining with timber pergola over additional patio area, outside lighting, cold water tap.

### Double Garage

With power and lighting, up and over doors, courtesy door to rear, wall mounted Vaillant gas boiler providing domestic hot water and servicing the central heating system.

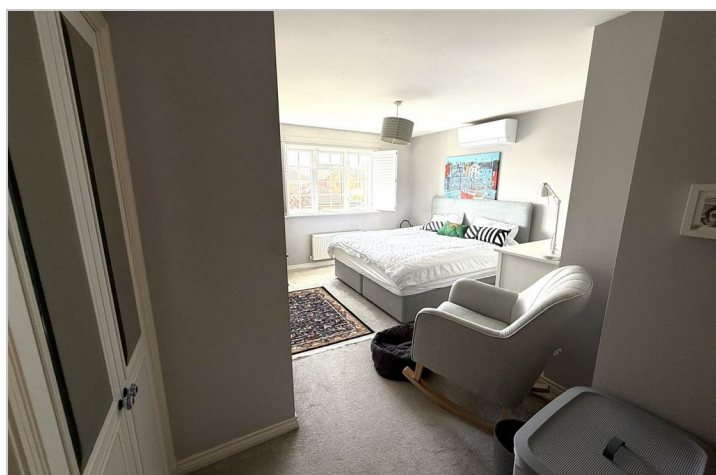
### Area

26 Gregorys 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.

### Directional Note

Proceed from the Belper office of Home2sell along the Market Place, turning left onto Chesterfield Road, which then becomes Laund Hill and then Far Laund, eventually taking a right-hand turn onto Ashford Rise which becomes Gregory's Way where the property is situated on the left hand side, clearly denoted by our distinctive Home2sell For sale board.





Road Map



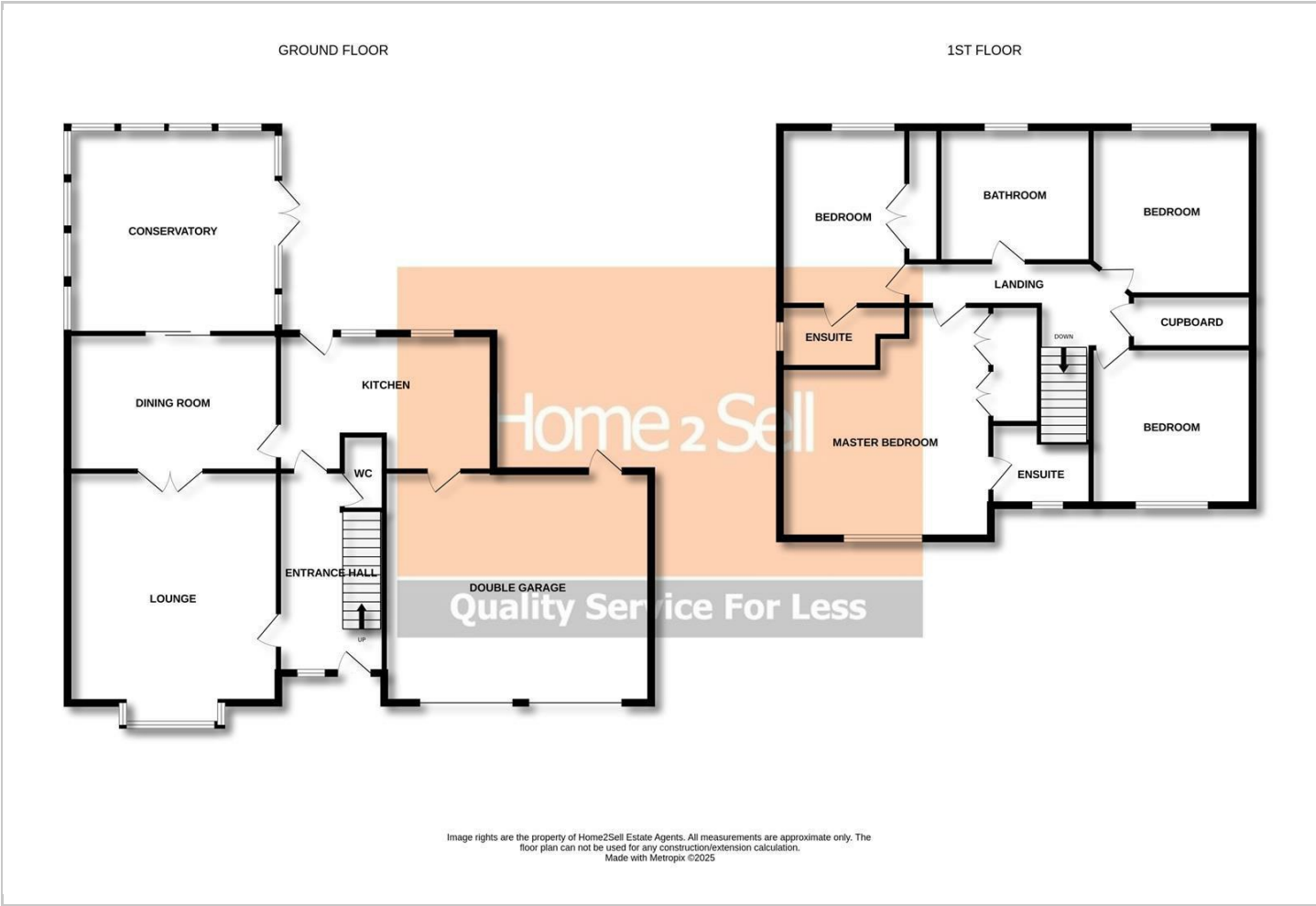
Hybrid Map



Terrain Map



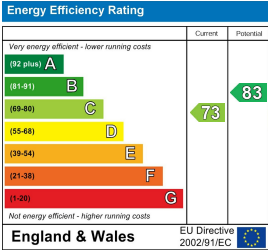
Floor Plan



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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