Home 2 Sell

Quality Service For Less



99 Belper Lane

Belper, DE56 2UH

£350,000

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Porch
The property is entered via a composite door with glazed insert, tiled flooring and door to the hall.

Entrance Hall
Having stairs off to the first floor landing and telephone jack point.

Lounge
12'4" x 10'8" plus 13'1" into bay (3.77m x 3.27m plus 3.99m into bay)
Having a PVCu box bay window to the front elevation enjoying a fine aspect, central heating radiator, television point, coving to the ceiling and light. Feature shelving and fire surround with brick open fire and a under-stairs cupboard.

Open Plan Dining Kitchen
17'4" x 10'10" (5.29m x 3.32m)
Having a beautiful fitted kitchen comprising of a range of base wall and matching drawer units with wood block work surfaces over incorporating a ceramic Belfast sink with a chrome Swan neck mixer tap. Complimentary splash back tiling, breakfast bar, integrated dishwasher and space for a free standing fridge freezer. Range cooker with five ring gas hob, electric ovens and extractor over, coving to the ceiling with two lights, under-plinth lighting, central heating radiator, display cabinet, wine rack, Travertine tiled flooring and a PVCu double glazed window to the rear elevation with garden views.

Bedroom Four/ Playroom
7'6" x 8'6" (2.30m x 2.61m)
Having a PVCu double glazed window to the side elevation, central heating radiator, wall lights and wood grain effect flooring.

Shower Room
Having a tiled shower enclosure with electric shower over, vanity wash hand basin and close couple WC. Complimentary wall and floor tiling, extractor fan, heated towel rail and a PVCu double glazed window to the side elevation.

Utility
8'8" x 6'7" (2.65m x 2.03m)
Having base cupboards with wood block work surface over incorporating a stainless steel inset circular sink with chrome swan neck mixer tap and complimentary splash back tiling. There is a space and plumbing for an automatic washing machine and space for tumble dryer, PVCu double glazed window to the rear elevation, Travertine flooring and PVCu sliding patio doors.

To the first floor landiing
With access to the loft void, central heating radiator and a PVCu double glazed window to the side elevation.

Bedroom One
18'3" red 12'11" x 8'3" red 2'11" (5.58m red 3.94m x 2.52m red 0.90m)
Having a PVCu double glazed window to the rear elevation, two double wardrobes, reading lights, column radiator, recessed ceiling lighting television point.

Ensuite
Comprising of a shower enclosure with thermostatically controlled shower, pedestal hand wash basin and a close couple WC. Complimentary splash back tiling, feature flooring, recessed ceiling lighting, extractor fan, Victorian style radiator and PVCu double glazed window.

Bedroom Two

10'7" reducing 8'6" x 15'5" reducing 12'3" (3.23m reducing 2.60m x 4.71m reducing 3.75m)

Having two PVCu double glazed windows to the front elevation enjoying the fine aspect and roof top views over the valley. Central heating radiator, coving to the ceiling and ceiling light. Arch leading to recessed storage and hanging space.

Bedroom Three

8'2" x 10'2" reducing 8'11" (2.50m x 3.10m reducing 2.73m)

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

Bathroom

Having a beautifully appointed three piece suite comprising of a 'P' shaped bath with mixer taps and shower attachment over, pedestal wash hand basin and close couple WC. Having complementary half wall tiling, recessed lighting, Victorian style radiator, tongue and groove panelling and PVCu double glazed window to the side elevation.

Outside

Outside to the front a double width block paved driveway that provides parking for two vehicles. A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect having an Indian flagstone terrace immediately to the rear making a perfect space for alfresco dining and entertaining with established planted borders steps to the lawn areas and timber garden shed.

Area

99 Belper Lane 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

Leave Belper town centre along the A6 north taking a left hand turn over the river bridge and turn immediately right onto Belper Lane. Continue up the hill eventually reaching number 99 on the left hand side of the road.









Road Map



Hybrid Map



Terrain Map



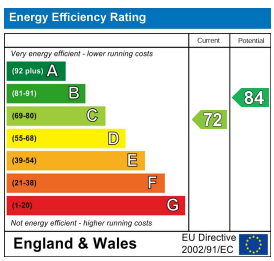
Floor Plan



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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