

Home 2 Sell

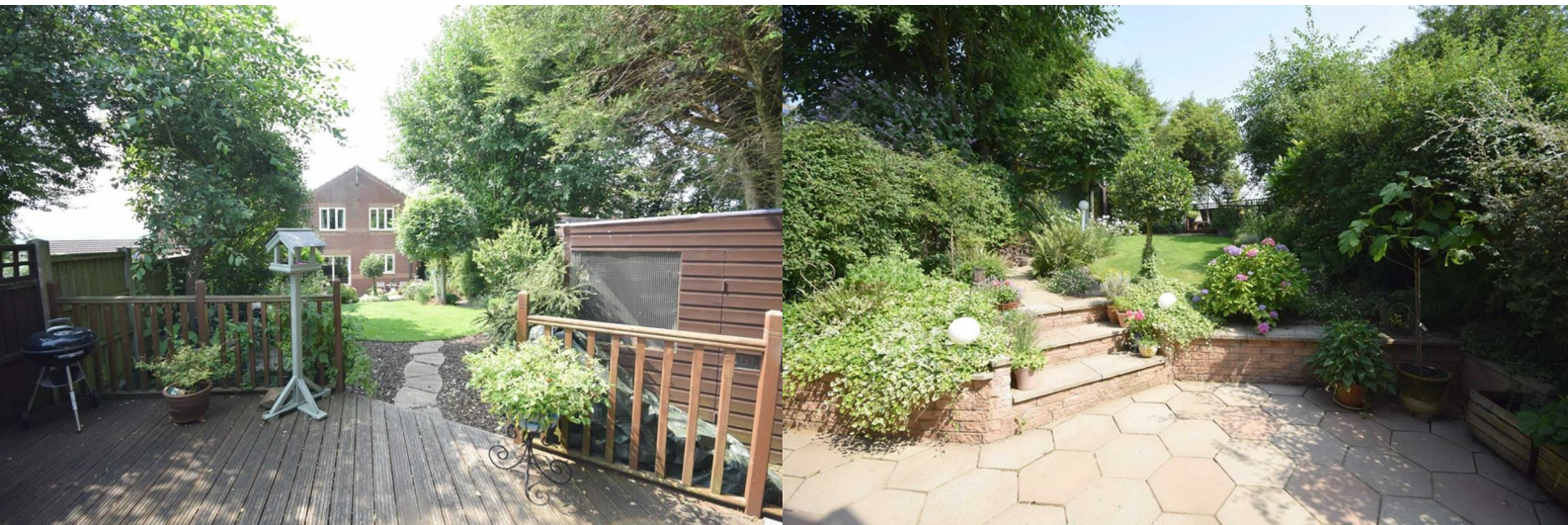
Quality Service For Less



4 Marston Close

Belper, DE56 1TP

Offers Around £375,000



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Entrance Hall

Having a storm porch canopy the property is entered via a composite door, oak flooring, PVCu double glazed window, useful under stairs storage, central heating radiator and stairs off to the first floor landing.

Guest Cloakroom WC

Having a two piece suite comprising of a close couple WC and a hand wash basin. PVCu double glazed window to the side elevation and a central heating radiator.

Fitted Kitchen

8'1" reducing 4'11" x 15'2" max (2.47 reducing 1.51 x 4.62 max)

Having a fitted kitchen comprising of a range of base wall and matching drawer units with Getacore stone work surfaces over incorporating a one and a half sink drainer unit with Swan neck mixer tap. Integrated NEFF five ring hob with an extractor canopy over, NEFF double oven, integrated fridge and integrated freezer. Cupboard housing the wall mounted Baxi gas central heating boiler which services the domestic hot water and central heating system. PVCu double glazed window to the rear elevation, PVCu door to the side access, quarry tile flooring and ceiling light.

Dining Room

12'10" x 9'5" (3.92 x 2.86)

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

Lounge

15'7" reducing 13'5" x 11'5" reducing 9'3" (4.75 reducing 4.08 x 3.49 reducing 2.83)

This generously proportioned room has a PVCu double glazed box window to the front elevation,

central heating radiator, coving to the ceiling and light, television point and a dado rail. The focal point of the room is a living flame gas fire set on a raised marble aggregate hearth with matching back drop and painted surround.

To the first floor landing

Having an airing cupboard housing the domestic hot water tank.

Master Bedroom

13'5" x 8'4" (4.08 x 2.55)

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

Ensuite Shower Room

Having a three piece suite comprising of a close couple WC, pedestal hand wash basin and a shower enclosure having a thermostatically controlled shower. Chrome heated towel rail and a ceramic tiled floor.

Bedroom Two

10'5" extending 10'4" x 8'4" max (3.17 extending 3.16 x 2.53 max)

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

Bedroom Three

9'4" x 7'5" (2.85 x 2.26)

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

Bedroom Four

10'4" reducing 3'4" x 7'6" reducing 6'0" (3.14 reducing 1.01 x 2.28 reducing 1.82)

Having a PVCu double glazed window to the front

elevation, central heating radiator, coving to the ceiling and light. Bespoke fitted wardrobes and access to the loft void.

Family Bathroom

Having a refitted bathroom comprising of a bath with a panelled side and shower over having a rain head and a hand held attachment, pedestal hand wash basin and a close couple WC. Central heating radiator, PVCu double glazed opaque window, painted panelling and complimentary tiling. Vinyl wood grain effect flooring.

Outside

Outside to the front a tarmacadam driveway provides generous off road parking and leads to the detached double garage having an up and over door. To the side of the property a paved patio area having gated access. A special feature of the sale is the delightful rear garden which enjoys a very pleasant aspect having a patio immediately to the rear with steps leading to a lawn garden with established and well stocked borders. To the top of the garden is a decking terrace.

Garage

Having courtesy door to the side access. Up and over door, power and light.

Area

4 Marston Close 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

From our Belper office proceed along the Market Place, turning left onto Chesterfield Road. Continue along this road, which becomes Laund Hill and then Far Laund, eventually taking a right-hand turn onto Ashford Rise, first left onto Edensor Drive and first left again onto Marston Close and the property will be found on the right hand side clearly identified by our distinctive Home2sell for sale board.



Road Map



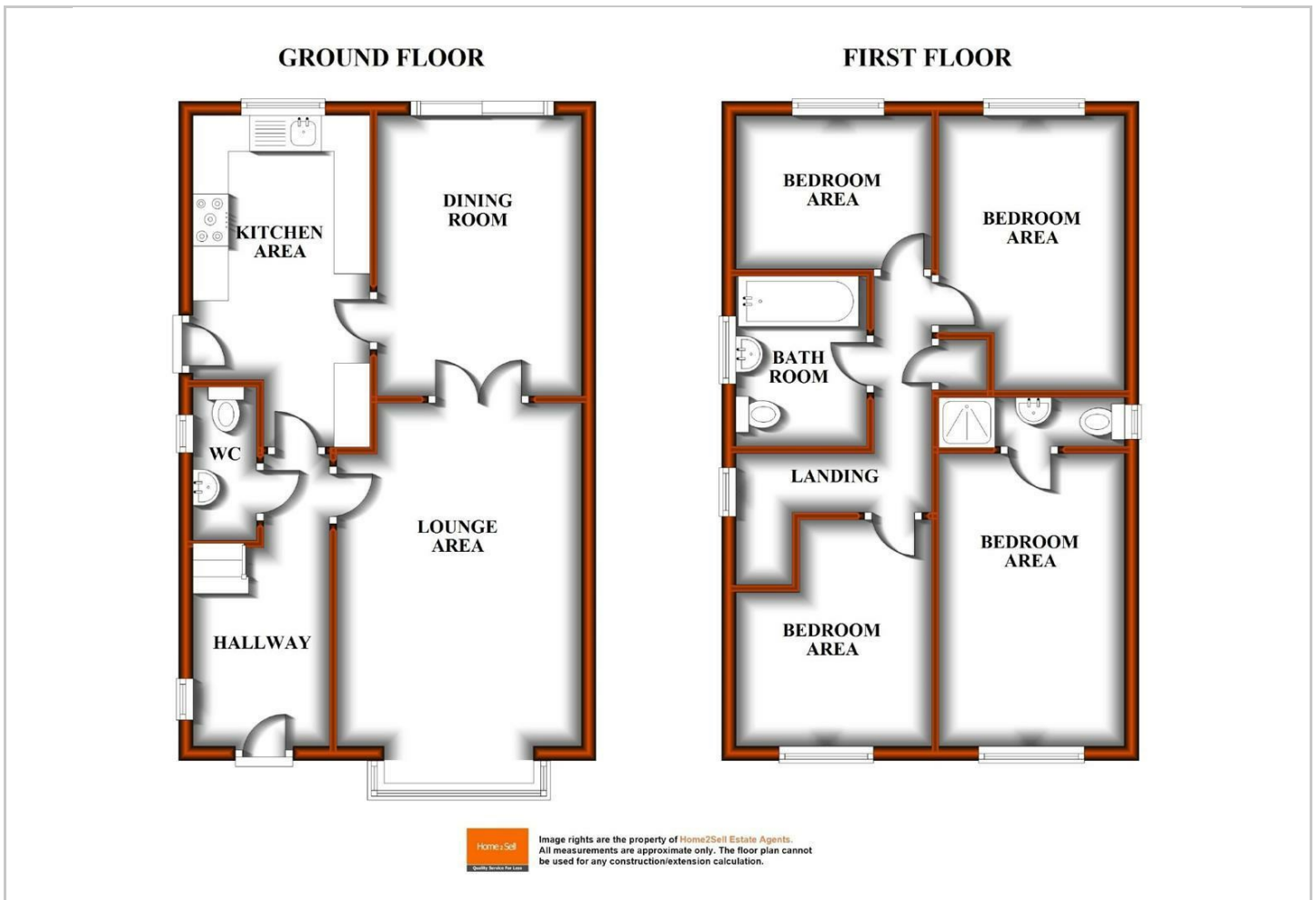
Hybrid Map



Terrain Map



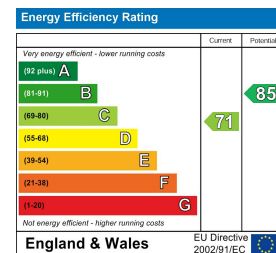
Floor Plan



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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