

Home 2 Sell

Quality Service For Less



53 Windmill Lane

Belper, DE56 1GP

Offers Around £295,000



Occupying a popular and convenient location is this sympathetically extended three bedroomed, semi detached residence which represents an excellent opportunity for the discerning purchaser, looking to acquire an easy to manage and superbly presented family home. Supplemented by PVCu double glazing, underfloor heating and gas central heating. A recommended internal inspection will reveal; Entrance porch, Lounge with feature fireplace, magnificent open plan dining kitchen. To the first floor, the landing leads to a master bedroom with built in fitted wardrobes, two further well proportioned bedrooms and a luxury family bathroom having a four piece suite. The property sits in a prominent position on Windmill Lane, set back from the road behind double gates leading to the driveway which provides ample off road parking and leads to the garage which has an electric up and over roller door. To the rear a delightful enclosed and easily manageable garden which enjoys a fine aspect having a patio terrace immediately to the rear making an ideal space for el fresco dining and entertaining with steps to a raised lawn and well stocked established borders. Timber potting shed and further garden shed. Viewing Essential. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Entrance Hall

Having open plan entrance Hall with PVCu door having glazed with matching side opaque window to the front elevation, ceramic tiled flooring, ceiling light and radiator.

Lounge

13'9" x 14'4" reducing 16'1" max (4.21m x 4.37m reducing 4.92m max)

This generously proportioned room has a PVCu double glazed window to the front elevation, ceramic tiled wood grain effect flooring and fitted carpet, central heating radiator, coving to the ceiling and light. The focal point of the room is open fire set on a tiled hearth with cast iron back drop with ornate wooden surround. Door to the stairs and useful under stairs storage.

Dining Kitchen

19'2" max x 15'9" max (5.85m max x 4.81m max)

This impressive open plan room has a very well appointed fitted kitchen area comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a tradition Butlers style sink with chrome Swan neck mixer tap. Complementary splash back tiling, space for a range style cooker having a wall mounted extractor canopy over, integrated dishwasher and space for an American style fridge freezer. Porcelain tiled flooring with under floor heating, recessed ceiling lighting, under unit lighting, PVCu double glazed window to the side elevation. Useful pantry with space and plumbing for an automatic washing machine with PVCu double glazed opaque window to the side elevation.

Having PVCu double doors to the rear elevation,

PVCu tilt and slide doors to the rear garden aspect, ceiling light, recessed lighting, central heating radiator and two ceiling lights.

To the first floor landing

Having a PVCu double glazed window to the side elevation, central heating radiator, useful over stairs storage and access to the loft void.

Bedroom One

13'10" x 9'8" (4.22m x 2.95m)

Having bespoke built in fitted wardrobes, PVCu double glazed window to the front elevation, central heating radiator and ceiling light with fan.

Bedroom Two

11'10" x 8'6" (3.62m x 2.61m)

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

Bedroom Three

8'2" x 6'10" (2.51m x 2.10m)

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

Family Bathroom

This most impressive room has a fitted four piece suite comprising of a corner bath with panelled side, wall mounted hand wash basin, close couple WC and tiled shower enclosure.

Complementary floor and wall tiling with under floor heating, two chrome ladder style heated towel rails, one electric the other wet system. PVCu double glazed opaque windows to the side and rear elevations and ceiling light.

Outside

The property sits in a prominent position on Windmill Lane, set back from the road behind double gates leading to the driveway which provides ample off road parking and leads to the garage.

To the rear a delightful enclosed and easily manageable garden which enjoys a fine aspect having a patio terrace immediately to the rear making an ideal space for el fresco dining and entertaining with steps to a raised lawn and well stocked established borders. Timber potting shed and further garden shed. Gated side access.

Garage / Workshop

Having power and light. Electric up and over roller door.

Area

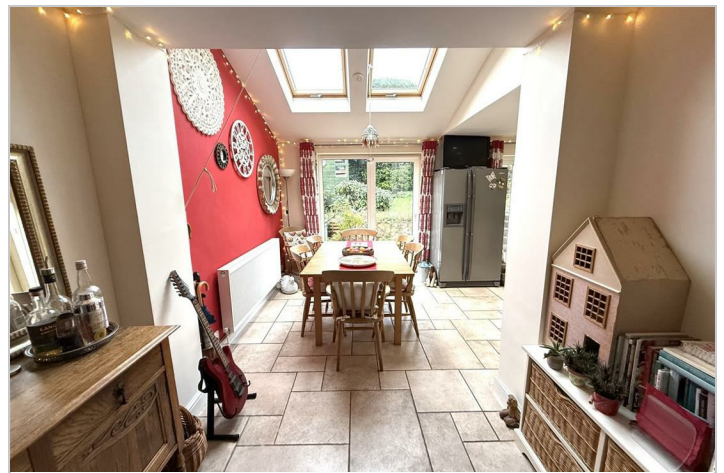
53 Windmill Lane is situated approximately a half mile from the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. 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

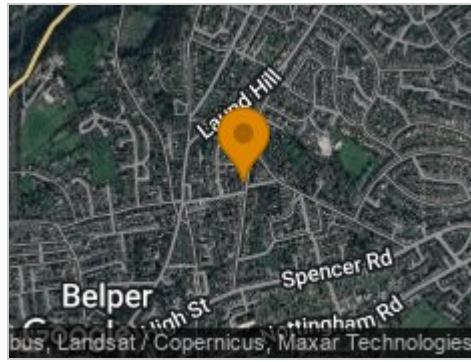
From the Home2sell office proceed past the Market Place and on to High Street. At the brow of the hill take a left turn on to Windmill Lane where the property can be found on the left hand side of the road, clearly identified by our distinctive Home2sell For sale board



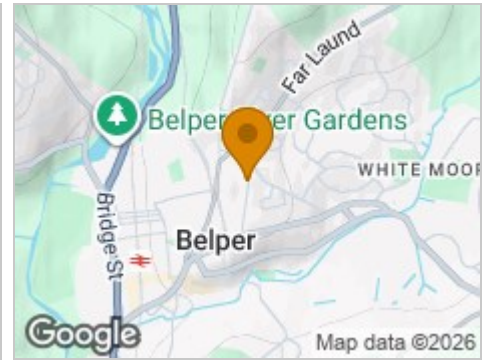
Road Map



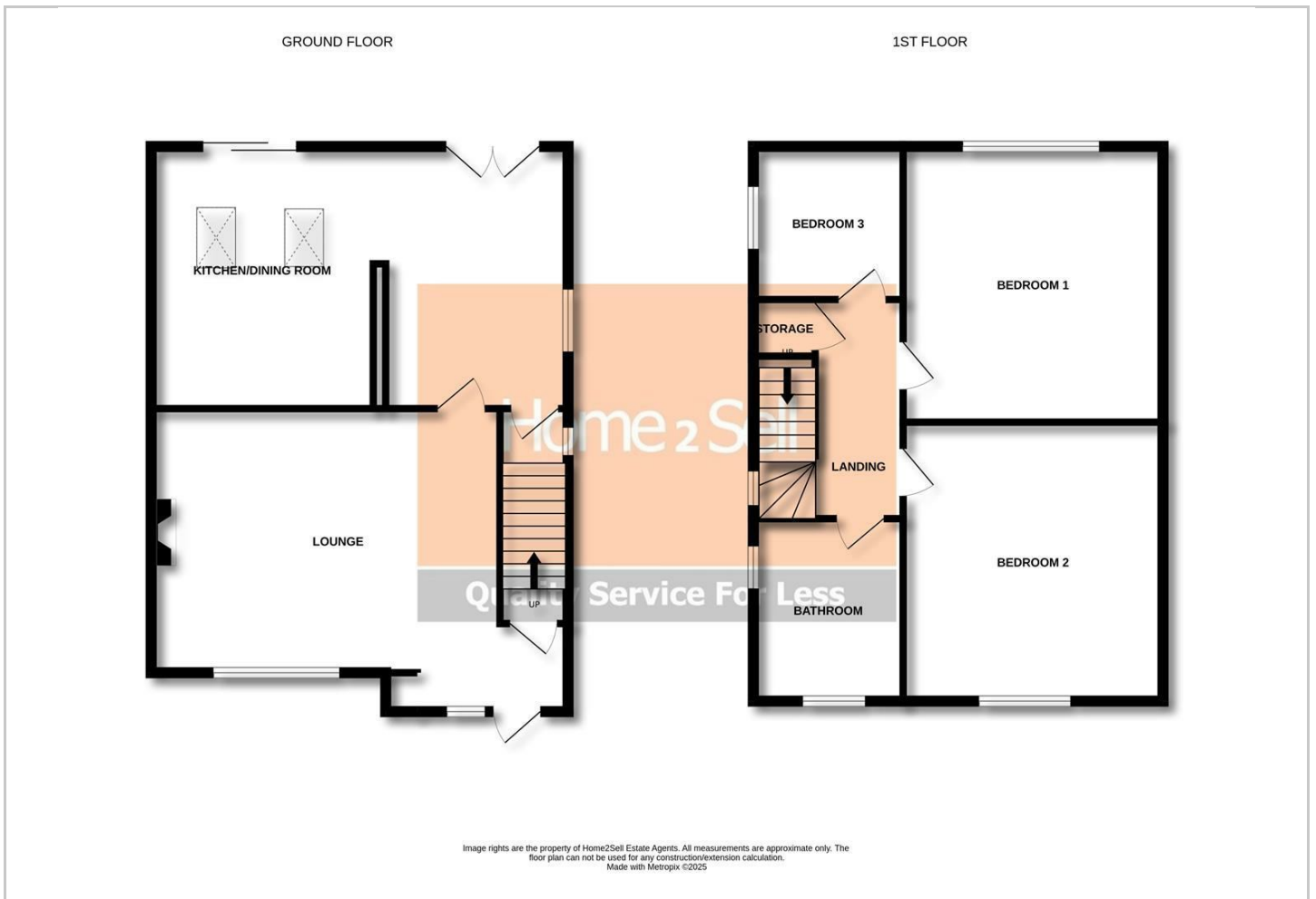
Hybrid Map



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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