

Home 2 Sell

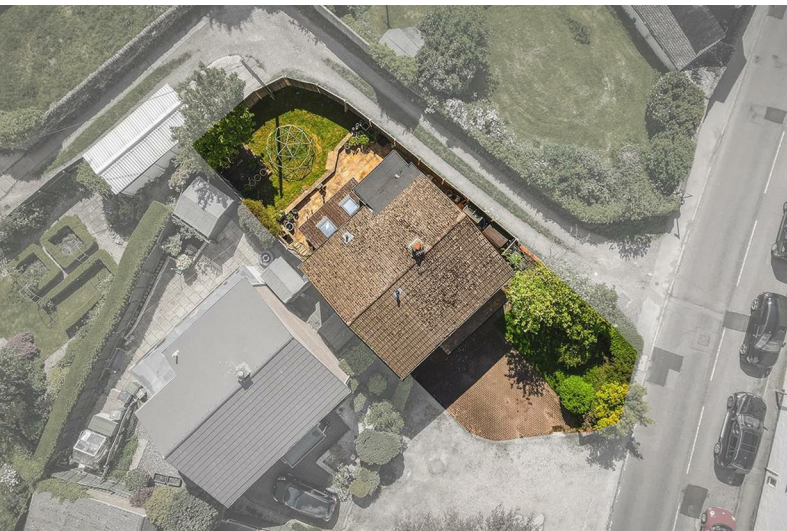
Quality Service For Less



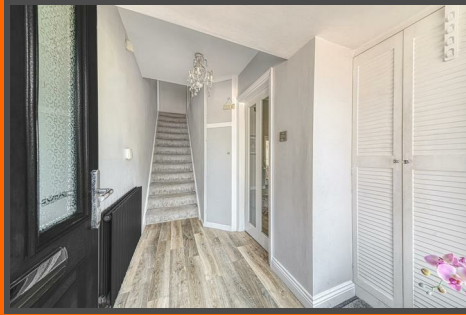
## 4 Bargate Close

Belper, DE56 0TL

£350,000



Home2sell are delighted to offer this beautifully presented and sympathetically extended four bedroomed detached family home which represents an excellent opportunity for the discerning purchaser looking to buy a spacious and well proportioned family home in a convenient and very popular location. The property has been upgraded by the current owners to an exceptionally high standard, and requires an internal inspection to truly appreciate the superbly presented accommodation. Supplemented by sealed unit PVCu double glazing and gas central heating a recommended internal inspection will reveal; entrance hall, lounge, fitted dining kitchen having built in appliances, utility and guest cloakroom WC. To the first floor a master bedroom with en suite bathroom, three further well proportion bedrooms and a family shower room. Outside to the front a block paved driveway provides ample off road parking leading to the integral garage having an electric Hormann door. To the rear a delightful enclosed garden which enjoys a most pleasant aspect having a patio terrace immediately to the rear with steps to a lawn making an ideal space for el fresco dining and entertaining. Viewing Essential. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL..



### Entrance Hall

The property is entered via a composite door with glazed inserts, useful storage cupboard, Karndean flooring and stairs off to the first floor landing. Central heating radiator, ceiling light and a glazed door to the lounge.

### Lounge

15'2" reducing 12'2" x 13'4" (4.63m reducing 3.71m x 4.07m )

Having a walk in bay PVCu double glazed window to the front elevation, window to the side, two column radiators, under stairs storage, Karndean flooring and ceiling light. Glazed door to the dining area.

### Dining Area

7'10" x 13'0" (2.41m x 3.97m )

Having PVCu double glazed French doors to the rear garden aspect, recessed ceiling lighting, column radiator and Kardean flooring. (Open Plan to Kitchen Area).

### Fitted Kitchen

6'9" extending 11'0" max x 15'3" max (2.08m extending 3.36m max x 4.67m max )

Having a beautiful modern fitted kitchen comprising of a range of base wall and ,matching drawer units with quartz work surfaces over incorporating a one and a half sink drainer unit with chrome mixer tap. Integrated NEFF five ring induction hob with NEFF stainless steel extractor canopy over, NEFF fan assisted double oven, integrated dishwasher, integrated fridge and freezer. Recessed ceiling lighting, two Velux style windows, PVCu double glazed window to the rear garden aspect, breakfast bar, column radiator, Kardean flooring and kick plate heater.

### Utility

Having space and plumbing for an automatic washing machine. Courtesy door to the garage. Karndean flooring.

### Guest Cloakroom WC

Having a close couple WC and hand wash basin. Complimentary tiling. Karndean flooring.

### To the first floor landing

Having ceiling light and access to the loft void.

### Master Bedroom

14'10" x 9'0" reducing 7'11" (4.54m x 2.75m reducing 2.43m )

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

### Ensuite Bathroom

Having a three piece suite comprising of a P shaped bath with panelled side and thermostatically controlled shower with rain head and hand held attachment, vanity hand wash basin with fitted cupboard and close couple WC. Complimentary wall tiling, recessed ceiling lighting, ladder style heated towel rail and PVCu double glazed window to the rear elevation.

### Bedroom Two

13'9" x 7'2" (4.20m x 2.20m )

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

### Bedroom Three

8'9" x 12'3" (2.67m x 3.74m )

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

## Bedroom Four

9'2" x 7'6" (2.81m x 2.29m )

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

## Shower Room

Having a three piece suite comprising of a walk in shower having a thermostatically controlled unit with rain head and hand held attachment, fitted vanity hand wash basin with cabinet and concealed cistern WC. Complimentary wall tiling, recessed ceiling, PVCu double glazed window to the rear elevation.

## Outside

Outside to the front a block paved driveway provides ample off road parking leading to the integral garage having an electric Hormann door. To the rear a delightful enclosed garden which enjoys a most pleasant aspect having a patio terrace immediately to the rear with steps to a lawn making an ideal space for el fresco dining and entertaining.

## Garage

Having an integral garage with Hormann electric remote controlled door, courtesy door to the utility room, power and light.

## Area

The Village of Holbrook lies half a mile away and has two Village Inns, reputable Primary School and shop. It is highly convenient for other local Villages including Little Eaton approximately 1 mile and Duffield approximately 2 miles which both provide a wide range of amenities and recreational facilities including bowling, squash, tennis, football and golf. The City of Derby lies approximately 5 miles to the south and Belper a thriving market town is located approximately 3 miles to the north and there is fast access onto the A38 leading to the M1 motorway. Local recreational facilities nearby include 3 noted Country Clubs and Golf Courses at Breadsall Village, Horsley and Morley Hayes all approximately 5 miles away.

## Directional Note

From the Belper office of Home2sell proceed left on to Queen Street turning left onto Gibfield Lane which then becomes Holbrook Road and then Bargate Road. Proceed straight over the island bearing left into Bargate close where the property can be found on the right hand side clearly identified by our distinctive Home2sell for sale board.



## Road Map



## Hybrid Map



## Terrain Map



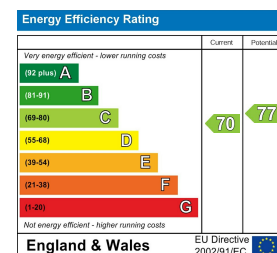
## Floor Plan



## Viewing

Please contact our Belper Lettings 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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