

Monyash Way, Belper, Derbyshire. DE56 1FW

£325,000 Freehold

FOR SALE

DERBYSHIRE
PROPERTIES
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PROPERTY DESCRIPTION

Derbyshire Properties are pleased to offer for sale this well proportioned four bedroom detached family home located within close proximity to St Johns Primary school and the very popular three corner recreation ground. Internally the property comprises of:- entrance hallway, kitchen/breakfast room, lounge/dining room and conservatory. To the first floor there are four bedrooms, bathroom and en-suite to master bedroom. Externally the property offers a fully enclosed private rear garden. The front garden is mainly laid to lawn with side driveway and in integral garage with up and over door light and power. We believe the property will ideally suit families and an early internal inspection should be undertaken.

FEATURES

- Detached Family Home
- 4 Bedroom, 1 Large Reception Room
- Conservatory
- En-Suite To Master Bedroom
- Driveway & Garage
- Sought After Location
- Ideal Family Purchase
- Viewing Advised
- COUNCIL TAX BAND C



ROOM DESCRIPTIONS

Entrance Hall

4.89m x 1.84m (16' 1" x 6' 0") With sealed unit double glazed door leading from the front elevation, staircase to 1st floor landing, wood floor covering, wall mounted radiator, under stairs storage cupboard and doorways lead to both kitchen and lounge.

Kitchen/Breakfast Room

4.90m x 2.39m (16' 1" x 7' 10") Kitchen area -comprising of range of wall and base mounted matching units with roll-top worksurface incorporating a one and a half bowl sink drainer with mixer taps and tile splashback areas. Under counter space and plumbing for dishwasher and washing machine, integrated electrical oven, four ring gas hob with stainless steel extractor canopy over, tiled floor covering, wall mounted newly installed gas combination boiler, double glazed window to front elevation and double glazed door to the side elevation.

Dining area - with wood floor covering, wall mounted radiator, wood panelled walls and space for fridge/freezer.

Lounge/Dining Room

3.58m x 6.94m (11' 9" x 22' 9") Located to the rear of the property and benefiting from large double glazed window and patio doors accessing the rear conservatory. Decorative coving to ceiling, wall mounted radiators and TV point.

The feature focal point of the room is a wall mounted gas 'living flame effect' fire with modern decorative surround and raised hearth.

Conservatory

1.97m x 2.59m (6' 6" x 8' 6") Constructed from Upvc panels, tiled floor covering and patio sliding doors lead to the rear garden patio.

Landing

4.15m x 1.84m (13' 7" x 6' 0") Accessed via the main entrance hallway, double glazed window to the front elevation, ceiling mounted loft access point and internal doors accessing all 4 bedrooms and family bathroom.

Bedroom 1

3.96m x 2.45m (13' 0" x 8' 0") Double glazed window to the rear elevation, wall mounted radiator, shelving and internal door leading to:-

En-Suite

1.09m x 2.51m (3' 7" x 8' 3") Comprising of a three-piece white suite to include WC, pedestal wash hand basin and separate shower enclosure with wall mounted electric shower and attachment over. Wall mounted radiator, Vinyl floor covering and double glazed obscured window to the side elevation.

Bedroom 2

3.26m x 2.47m (10' 8" x 8' 1") With double glazed window to the rear elevation, wall mounted radiator and fitted double wardrobe.

Bedroom 3

3.28m x 2.48m (10' 9" x 8' 2") With double glazed window to the front elevation, wall mounted radiator and space for bedroom furniture.

Bedroom 4

2.73m x 1.83m (8' 11" x 6' 0") Double glazed window to the rear elevation, wall mounted radiator

Bathroom

1.86m x 2.44m (6' 1" x 8' 0") Comprising of a three-piece white suite to include WC, pedestal wash hand basin and panelled bath with shower attachment over. Part wall tiling, vinyl floor covering, wall mounted single radiator, double glaze obscured window, ceiling mounted extractor fan and linen storage cupboard.

Outside

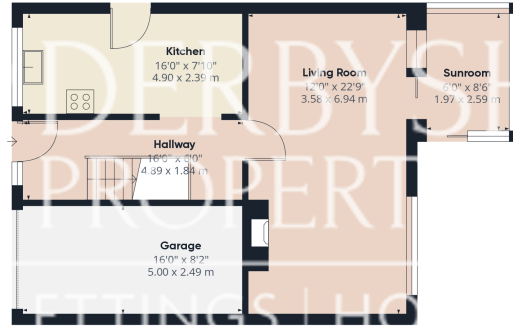
To the front elevation is an area of lawn with side driveway providing parking for one vehicle providing access to an integral garage with up and over door light and power. The rear garden offers a full width paved patio and lawn all enclosed by fencing and wall boundaries.

Disclaimer

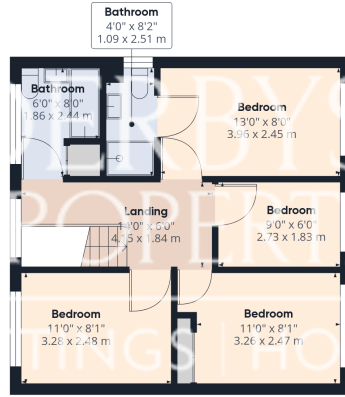
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN & EPC



Ground Floor



Floor 1



Approximate total area⁽¹⁾
1194.36 ft²
110.96 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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