

Newton Close, Belper, Derbyshire. DE56 1TN

£360,000 Freehold

REDUCED



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PROPERTIES
- SALES & LETTINGS -

PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this well presented detached family home located in quiet cul-de-sac position. The property briefly comprises of entrance hall, cloakroom/WC, open plan living kitchen, utility room and integral garage to ground floor. The first floor there are four bedrooms with the master bedroom having en-suite shower facility and additional family bathroom. Externally the property offers a 3-4 driveway, garage and landscaped rear garden. The Properties is located on the 'Alton Manor' estate and is very popular with families and an early internal inspection should be undertaken to avoid disappointment.

FEATURES

- Modern Detached Family Home
- 4 Bedrooms
- Open Plan Living Kitchen
- Utility Room
- Driveway & Integral Garage
- En Suite And Family Bathroom
- Ideal Family Home
- Landscaped Gardens
- Quiet Cul-De-Sac Position
- COUNCIL TAX BAND D



ROOM DESCRIPTIONS

Entrance Hallway

3.54m x 0.92m (11' 7" x 3' 0") Entered via composite door from the front elevation, wood floor covering, staircase to 1st floor landing with under stairs storage alcove, wall mounted modern radiator, internal doors lead to living room, kitchen and cloakroom/WC.

Cloakroom/WC

1.34m x 0.91m (4' 5" x 3' 0") Comprising of a two piece suite to include WC, corner mounted wash hand basin with splashback, double glazed obscured window, wall mounted chrome heated towel rail and wood floor covering.

Open Plan Living Kitchen

7.42m x 3.26m (24' 4" x 10' 8") With double glazed window to front elevation, wall mounted modern vertical radiator, decorative coving, wood floor covering, TV point. The feature focal point of the room is a cast-iron multifuel burning fire with slate backdrop and raised hearth.

Dining area - with the continuation of the wood floor covering from the lounge area, additional wall mounted vertical modern radiator, decorative coving and patio doors to the rear elevation.

Kitchen Area

3.43m x 1.74m (11' 3" x 5' 9") Mainly comprising of range of wall and base mounted matching units with roll top work surfaces incorporating an enamel sink with mixer taps and tiled splashback's. Undercounter space and plumbing for washing machine, double glazed window to the rear elevation, electric oven, hob and extractor canopy over, wood floor covering, spotlighting and internal door leading to:-

Utility Room

2.02m x 2.30m (6' 8" x 7' 7") With the continuation of the floor covering from the kitchen area and wall base mounted matching units with roll-top work surfaces incorporating a single stainless steel sink with mixer taps. Undercounter space and plumbing for washing machine, space fridge/freezer, double glazed window and door to the rear elevation and wall mounted radiator.

First Floor

Landing

1.00m x 2.30m (3' 3" x 7' 7") Accessed via the main entrance hallway with decorative coving and loft access point to ceiling, internal doors access all four bedrooms and family bathroom.

Bedroom 1

4.04m x 3.15m (13' 3" x 10' 4") Double glazed window to the front elevation, decorative coving to ceiling, wall mounted radiator, fitted wardrobes and internal door, leading:-

En-suite

2.50m x 1.22m (8' 2" x 4' 0") Comprising a three piece suite containing WC, pedestal wash hand basin and shower enclosure with mains fed shower and attachment over. Part wall tiling, wall mounted chrome heated towel rail, tiled floor covering, double glazed obscured window, wall mounted electrical shaver point and spotlight/extractor fan to ceiling.

Bedroom 2

3.33m x 2.43m (10' 11" x 8' 0") Double glazed window to the front elevation, wall mounted modern radiator and storage cupboard.

Bedroom 3

2.68m x 2.40m (8' 10" x 7' 10") Double glazed window to the rear elevation, wall mounted radiator.

Bedroom 4

2.61m x 2.40m (8' 7" x 7' 10") Double glazed window to the rear elevation and wall mounted radiator.

Bathroom

1.65m x 2.00m (5' 5" x 6' 7") Comprising of a three-piece suite to include WC, large wall mounted wash hand basin and panelled bath with mains fed shower attachment over with complementary shower screen. Attractive part wall tiling, extractor fan and spotlights to ceiling, wall mounted chrome heated towel and double glaze obscured window.

Outside

To the front elevation is a double width driveway providing parking for 3 to 4 vehicles giving access to an integral garage with up and over door, light and power. Electrical car charging point, lawned frontage and hedge row boundaries providing privacy to neighbouring properties. The landscaped rear garden benefits from a large shaped patio terrace that is ideal for entertaining with a raised sleeper edged lawn with stocked flower beds/borders, fenced boundaries and additional patio area.

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.



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