

10 The Hutfall, Belper, Derbyshire. DE56 1JZ

£450,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present for sale this modern characterful property located in the heart of Belper town Centre. The property is approximately seven years old and is situated on a extremely sought after private position. In the last seven years none of the surrounding properties have ever come to market and we believe interest will be high. The property briefly comprises of:- entrance hall, living room, plan living kitchen, guest cloakroom and attached tandem garage. To the first floor a split landing provide access to 4 bedrooms, family bathroom and en-suite shower facility to the master bedroom. Externally:- To the front elevation is a double width block paved driveway that provides parking for two vehicles and is located in front of the tandem garage. A paved pathway provide access to the rear garden and a low maintenance gravel frontage is also present. The delightful rear garden has been landscaped over the last seven years and offers a well proportioned paved entertaining terrace with a superb raised lawn offering elevated views over Belper.

FEATURES

- Modern Character Property
- Extremely Sought After Private Address
- 4 Double Bedrooms & 2 Bathrooms
- Superb Landscaped Rear Garden
- Double Width Driveway & Tandem Garage
- En- Suite & Guest WC
- Open Plan Kitchen/Diner
- Central Belper Location
- High Interest Expected
- COUNCIL TAX BAND C



ROOM DESCRIPTIONS

Entrance Hall

Entered via door from the front elevation, ceramic tiled floor covering, solid oak doors provide access to the garage and living room and a useful floor to ceiling coat storage cupboard can be found. Wall mounted alarm control panel and carpeted staircase to 1st floor landing.

Living Room

Accessed via the entrance hallway with double glazed window to the front elevation, wall mounted radiator, TV point and double internal outdoors provide access to:-

Open Plan Kitchen/Diner

Kitchen area - comprising of a range of wall and base mounted shaker units with granite worksurface incorporating a moulded one and a half bowl sink drainer. Integrated appliances include dishwasher, fridge/freezer, electric oven, four ring gas hob and stainless steel extractor canopy over. Double glazed window to the rear elevation, under cupboard lighting, integrated microwave oven and tiled floor covering. Dividing the kitchen and dining area is a base mounted storage cupboard with pull-out drawers acting as a focal point/island.

Dining area - with the continuation of the tiled floor covering from the kitchen, wall mounted radiator and door with adjoining window to the rear elevation.

Guest WC

Comprising of a low-level WC, wall mounted wash hand basin, wall mount radiator, attractive half wall panelling to walls, spotlighting to ceiling and wall mounted extractor fan.

First Floor

Split Level Landing

Accessed via the main entrance hallway is the split level landing with wall mounted radiator, ceiling mounted loft access point and internal oak doors accessing all bedrooms and family bathroom.

Master Bedroom

With double glazed window to the rear elevation overlooking the delightful rear garden. Wall mounted TV point, wall mounted radiator and internal door providing access to:-

En-Suite

Comprising of a modern three-piece white suite containing WC, pedestal wash hand basin and large shower enclosure with main fed, shower and attachment over. Half wall panelling to walls, wall mounted electrical shaver point, double glazed obscured window, wall mounted chrome heated towel rail, spotlighting and extractor fan to ceiling.

Bedroom 2

Double glazed window to the front elevation, wall mounted radiator.

Bedroom 3

With double glazed Velux window to the rear elevation, wall mounted radiator and space for bedroom furniture.

Bedroom 4

With double glazed Velux window to the rear elevation, wall mounted radiator and a range of modern fitted wardrobes that provide useful storage and hanging space.

Bathroom

Comprising of a three-piece modern bathroom to include WC, pedestal wash hand basin and wood panelled bath with shower attachment and complementary shower screen. Part tiling to walls, half wall wood panelling, tiled floor covering, useful storage cupboard, wall mount of chrome heated towel rail, electrical shaver point, double glazed obscured window, spotlights and extractor fan to ceiling.

Outside

To the front elevation is a double width block paved driveway that provides parking for two vehicles. A gravelled low maintenance frontage could potentially provide an additional parking space and a paved pathway provide access to the rear elevation. The rear garden has been landscaped over the last seven years and offers a large paved entertaining Terrace located outside the kitchen/dining room. It has an external door also providing access into the rear of the garage.

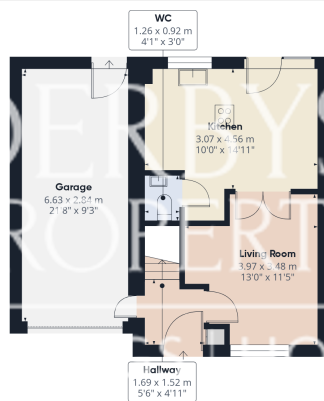
The main garden is elevated and is accessed via paved steps and is mainly laid to lawn with superb stocked flowerbeds and borders surrounding all enclosed by timber fence boundaries. The garden also offers a further gravelled seating area which enjoys elevated views across Belper.

Attached Tandem Garage

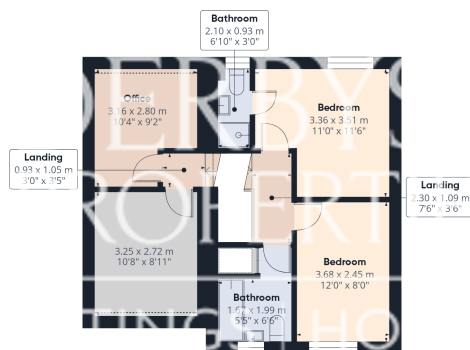
This large attached garage benefits from light/power and an electric 'up and over' door. To the rear of the garage are space and plumbing for both washing machine and dishwasher, wall mounted gas combination boiler and doors providing access to the rear garden and entrance hallway.



FLOORPLAN & EPC



Ground Floor



Floor 1

DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LETS

Approximate total area⁽ⁿ⁾

97.5 m²
1049 ft²

Reduced headroom

0.5 m²
6 ft²

(1) Excluding balconies and terraces

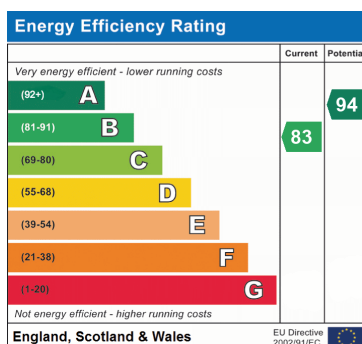
Reduced headroom

..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -