Boxall Brown & Jones

Chartered Surveyors
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Residential Lettings
Property Management

23 Deepdale Road, Belper, DE56 1HQ

£359,950

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A beautifully presented detached family home situated in a sought after area of Belper. Offering well proportioned three bedroom accommodation with a driveway, garage and a generous rear garden. Viewing is highly recommended.

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The welcoming accommodation has an entrance hallway, ground floor shower room, lounge, diner and an extended kitchen. to the first floor there are three good sized bedrooms and a family bathroom.

Benefitting from gas central heating fired by a Viessman combi boiler and UPVC double glazed windows and doors.

To the front of the property is fore garden with a driveway providing ample off road parking and leads to the garage. The rear enclosed garden is laid to lawn with a sunny patio area, perfect for alfresco dining and entertaining.

Deepdale Road is in a popular area of Belper with easy access to excellent local amenities ie schools, shops and within walking distance of the town with its busy railway station, bars, restaurants and leisure facilities. Having easy access to Derby and Nottingham via major road links ie. A38, M1 and A6, which provides the gateway to the stunning Peak District.

ACCOMMODATION
A half glazed UPVC entrance door with side window allows access.

ENTRANCE HALLWAY
There is a radiator, oak effect flooring, decorative dado rail, telephone point, wall lighting and stairs climb off to the first floor.

GROUND FLOOR SHOWER ROOM
Appointed with a double shower enclosure with a thermostatic shower, pedestal wash hand basin and a low flush WC. There is complementary half tiling, ceramic tiled flooring, radiator, extractor fan, wall light with a shaver point.

LOUNGE
14'9 x 13'1 (4.50m x 3.99m)
A naturally light room with a large UPVC double glazed picture window to the front enjoying far reaching views, fitted with bespoke shutters. there is a decorative dado rail, coving, oak effect flooring, TV aerial point and an Adams style fire surround with marble hearth and insert housing a pebble effect living flame gas fire. Open into :

DINER
8'11 x 9'4 (2.72m x 2.84m)
Having matching effect oak flooring, radiator and dado rail. Sliding patio doors open into :

CONSERVATORY
9' x 10'8 (2.74m x 3.25m)
Constructed with a brick base, UPVC double glazed windows, French doors and a triple polycarbonate roof with light and power and a ceramic tiled floor.

EXTENDED KITCHEN
23' x 8'9 (7.01m x 2.67m)
Comprehensively appointed with a range of white base cupboards, drawers and eye level units with granite effect work surface over incorporating a stainless steel sink drainer with mixer hose attachment tap and white splash back tiling. Integrated appliances include a Bosch electric double oven and grill, gas hob, plumbing for a washing machine and dishwasher and space for a fridge freezer and tumble dryer. There is ceramic floor tiling, coving, two UPVC double glazed windows overlook the garden and a half glazed UPVC door provides access. There is a built-in under stairs pantry providing storage.

TO THE FIRST FLOOR

LANDING
Having a UPVC double glazed window to the side elevation, built-in cupboard with shelving and there is access to the part boarded roof void via a ladder.

BEDROOM ONE
11'3 x 10'11 (3.43m x 3.33m)
Having a UPVC double glazed window to the front elevation enjoying for reaching countryside views, fitted with bespoke shutters, coving and a radiator.

BEDROOM TWO
10'11 x 9' (3.33m x 2.74m)
A double room with a UPVC double glazed window to the rear elevation, radiator, TV aerial point, a built-in cupboard housing a Viessmann combi boiler (serving the domestic hot water and central heating system). There is an in-built wardrobe and cupboard with shelving.

BEDROOM THREE
7'11 x 6'10 (2.41m x 2.08m)
There are dual aspect UPVC double glazed windows to the front and side fitted with shutters and a radiator.

BATHROOM
Appointed with a three piece suite comprising a panelled bath with thermostatic shower over, pedestal wash hand basin and low flush WC. There is oak effect flooring, radiator complementary half tiling and a UPVC double glazed window to the rear elevation.

OUTSIDE
To the front of the property is lawned fore garden with a double tarmac driveway providing off road parking and leads to the garage. There is an open storm porch and a path to the side leads to the rear garden.

GARAGE
18'9 x 8'3 (5.72m x 2.51m)
There is an up and over door, light and power.

GARDEN
The rear enclosed garden is laid to lawn with a sunny paved patio, there are mature shrubs and flowering plants to the borders, greenhouse and a wooden garden shed.

Road Map

Hybrid Map

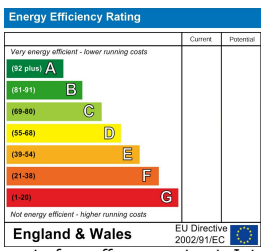
Terrain Map

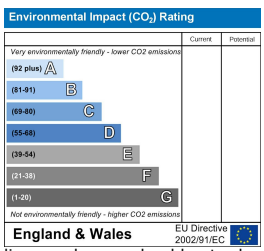
Floor Plan

Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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