Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

13 Alton Road, Belper, DE56 0HE

£289,950

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A beautifully presented family home offering extended two double bedroomed quality accommodation with an attic room. Situated in a quiet cul de sac location close to excellent amenities with ample car parking, garage and garden enjoying an open aspect. Viewing is highly recommended.

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The welcoming accommodation comprises an entrance hallway, lounge and an impressive living dining kitchen, well equipped with quality units and integrated appliances, guest WC, open landing with a study area, two good sized double bedrooms, luxury shower room and an attic room with additional useful storage.

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

To the front of the property is driveway providing off road parking for three vehicles and secure access to the rear. Having a brick built garage with a generous store, outhouse and a sunny decked seating area with patio enjoying an open aspect.

Situated conveniently close to excellent local amenities and Belper with its busy railway station, excellent schools, shopping, 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 quality contemporary entrance door with full height side windows allows access.

ENTRANCE HALLWAY
Having solid oak flooring, coving, radiator, in-built under stairs storage and stairs climb to the first floor. Solid oak doors open into :

LOUNGE
12'1 x 11'11 (3.68m x 3.63m)
A beautifully decorated room with a feature wall, having solid oak flooring, recessed fireplace with in-built side cabinets and recessed lighting, TV aerial point, radiator and a UPVC double glazed window to the front

LIVING DINING KITCHEN
19'3 x 21'2 overall measurements (5.87m x 6.45m overall measurements)

KITCHEN
Comprehensively appointed with a white range of high gloss base cupboards, drawers and eye level units with quartz work surface over incorporating a stainless steel inset sink drainer with instant hot water tap, upstand and splash back. Integrated appliances include an electric oven, combination oven, induction hob, extractor hood, fridge freezer, under counter freezer, dishwasher and washing machine. The quartz work surface extends to a breakfast bar with pendant lighting and LED inset lighting. There is a UPVC double glazed window overlooks the garden, oak effect herringbone flooring and a half glazed UPVC entrance door provides access to the side. Open into :

LIVING ROOM
Having herringbone oak effect flooring, oak skirting boards, vertical radiator, TV aerial point and UPVC French doors open onto an outdoor decked area.

GUEST WC
Fitted with a space saving low flush WC with wash hand basin, complementary half tiling, wood effect herringbone flooring, radiator, extractor fan, UPVC double glazed window and automatic inset spot lighting.

TO THE FIRST FLOOR

LANDING
A open space with dual aspect UPVC double glazed windows to the front and side elevations,

radiator, built-in desk, creating a work station for the home worker and stairs climb to the second floor. An in-built cupboard houses the Glowworm combi boiler (serving the domestic hot water and central heating system).

BEDROOM ONE

11'11 x11'11 (3.63m x3.63m)

Having a UPVC double glazed window to the rear elevation enjoying countryside views, radiator, TV aerial point and laminate flooring.

BEDROOM TWO

12' x 12' max measurement (3.66m x 3.66m max measurement)

Fitted with a range of wardrobes with sliding doors, hanging shelving and drawers, radiator, UPVC double glazed window to the front and TV aerial point.

LUXURY SHOWER ROOM

Appointed with a three piece suite comprising a double shower enclosure with a thermostatic spa shower with jets and rainfall shower, wall mounted wash hand basin and a low flush WC, complementary full tiling with decorative border tile and granite tiled flooring, extractor fan, radiator, wall mounted cabinet, inset spot lighting and UPVC double glazed window to the rear elevation.

SECOND FLOOR LANDING

There is a built-in cupboard and open storage area.

ATTIC ROOM

11'10 x 11'11'+ eaves storage (3.61m x 3.63m'+ eaves storage)

There are two radiators, Velux skylight window, beams, recessed lighting and under eaves storage.

OUTSIDE

To the front of the property is a tarmac triple driveway with a block paved path leading to the front door. Secure gates to the side lead to the rear.

GARAGE

20' x 8'9 (6.10m x 2.67m)

Brick built with double wooden doors, light, power and a door to the rear opens into a wooden shed with a door to the side.

GARDEN

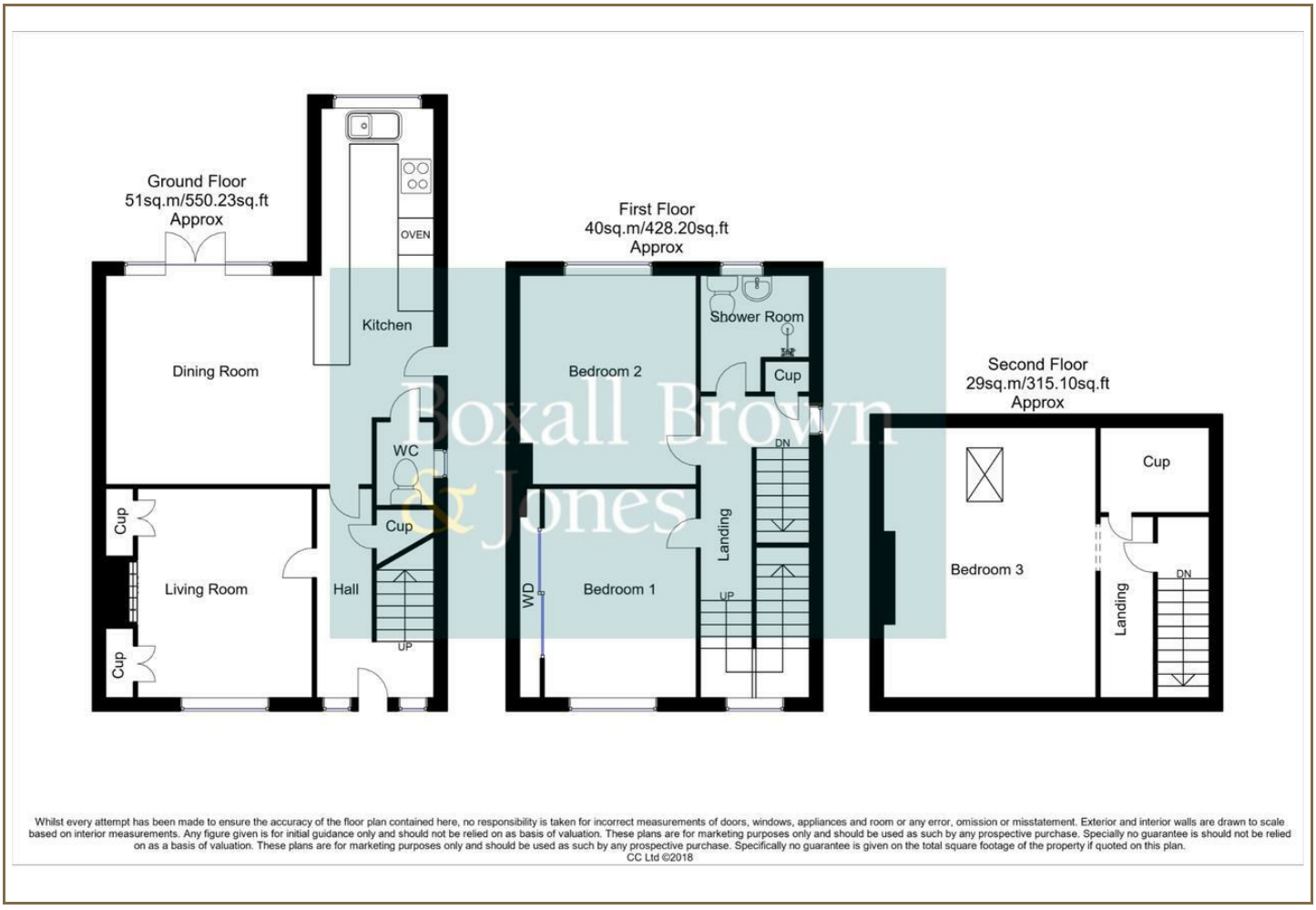
The garden is mainly laid to lawn with a composite decked seating area, brick outhouse, outdoor lighting, power and tap. A sunny paved patio creates a perfect space for alfresco dining and entertaining. ,

Road Map

Hybrid Map

Terrain Map

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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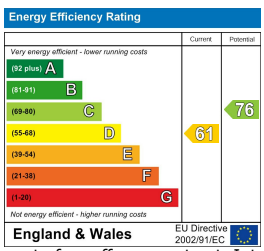
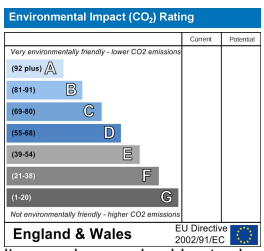
Viewing

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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