Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

62 Whitemoor Lane, Belper, Derbyshire, DE56 0HB

£274,950

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An immaculately presented traditional family home situated in a popular location close to Belper and its excellent amenities. The welcoming three bedroom accommodation has a conservatory, attic room, low maintenance garden and ample car parking. Viewing is strongly recommended.

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The beautifully modernised accommodation comprises an entrance hall, sitting room, breakfast kitchen with pantry and conservatory. To the first floor there are three bedrooms, family bathroom and attic hobby room.

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

To the front of the property is a double driveway providing off road parking and a path to the side provides secure access to the rear. The landscaped rear garden is laid with faux lawn with a sunny decked seating area and an all weather outdoor space, perfect for alfresco dining and entertaining.

Conveniently situated in a popular area, close to excellent local amenities and within walking distance of Belper with its busy railway station, 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 stylish navy composite entrance door allows access.

ENTRANCE HALL

There is light oak effect wood grain flooring, radiator and stairs climb to the first floor.

SITTING ROOM

15' x 11'10 into box bay (4.57m x 3.61m into box bay)

A naturally light room with a UPVC double glazed box bay window to the front, matching light oak effect flooring, recessed fireplace with a slate hearth and built-in twin cupboards with recessed shelving above, radiator, TV aerial point and coving to the ceiling.

BREAKFAST KITCHEN

15'3 x 8'3 max measurements (4.65m x 2.51m max measurements)

Updated with a range of sage coloured shaker style base cupboards, drawers and eye level units with Carrera marble effect work surfaces incorporating a porcelain one and a half bowl sink drainer with mixer taps, extending to a generous breakfast bar with splashback white tiling. Integrated AEG electric oven, gas hob, extractor hood, plumbing for a dishwasher and space for a fridge freezer. The matching light oak flooring continues through, with under plinth lighting, inset spot lighting and the wall mounted Worcester combi boiler serves the domestic hot water and central heating system. A built-in under stairs pantry provides storage with shelving, light, power and plumbing for an automatic washing machine. Steps lead down to :

CONSERVATORY

12'10 x 8'11 (3.91m x 2.72m)

Constructed with UPVC double glazed windows, French doors and glazed roof. Having light oak effect flooring, electric radiator, wall lights and power points.

TO THE FIRST FLOOR

LANDING
There is access to the attic room via a loft ladder.

BEDROOM ONE
12'11 x 9'11 (3.94m x 3.02m)
Having a feature cast iron fireplace, radiator, TV aerial point and a UPVC double glazed window to the front elevation enjoying open views.

BEDROOM TWO
10'1 x 8'5 (3.07m x 2.57m)
Having a UPVC double glazed window to the rear elevation enjoying views and a radiator.

BEDROOM THREE
10' x 6'11 (3.05m x 2.11m)
Currently used has a dressing room with built-in hanging rails, UPVC double glazed window to the front elevation and a radiator.

BATHROOM
Appointed with a shaped panelled bath with a thermostatic shower and glazed screen over. pedestal wash hand basin and a low flush WC. Complementary wall tiling with decorative border tile, heated towel radiator, ceramic tiled flooring, extractor fan, wall cabinet and a UPVC double glazed window to the rear elevation.

ATTIC ROOM
16'7 x 9'4 (5.05m x 2.84m)
Being insulated, plastered with a Velux skylight, inset spot lights, power and access to eaves storage.

OUTSIDE
To the front of the property is a double blocked paved driveway providing car parking and a path leads through a secure wooden gate to the rear.

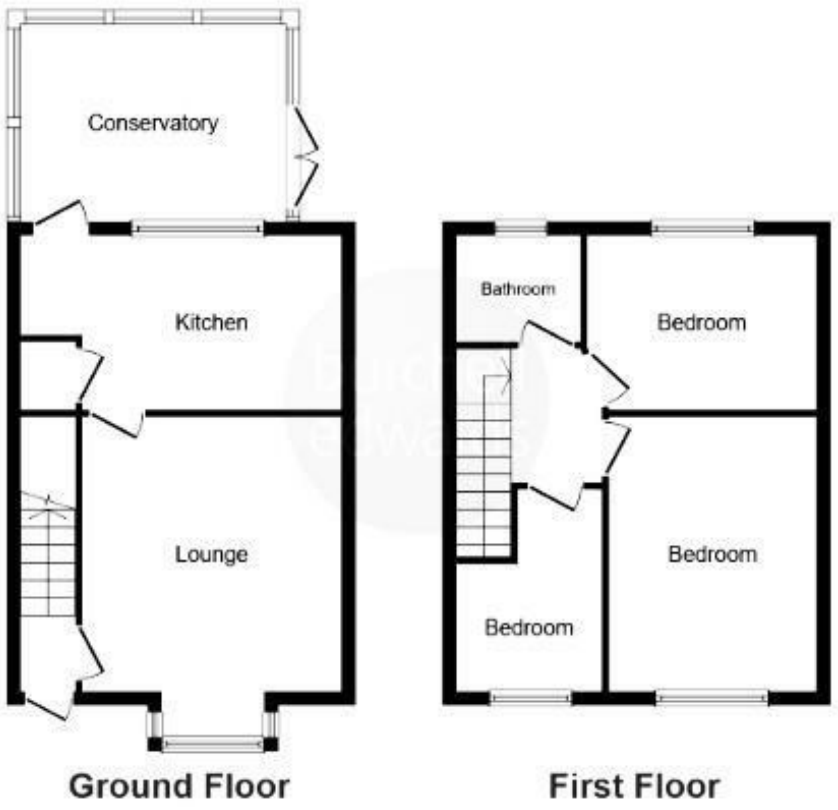
GARDEN
There are steps to an all year round sheltered seating area, built with timber frame, roof and decked flooring with power points. The garden is laid with faux lawn for ease of maintenance with a decked patio area to the bottom adjacent to coppice brook, creating a natural water feature.

Road Map

Hybrid Map

Terrain Map

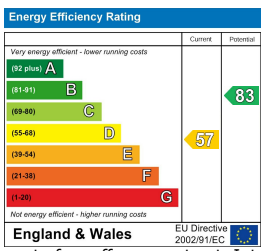
Floor Plan

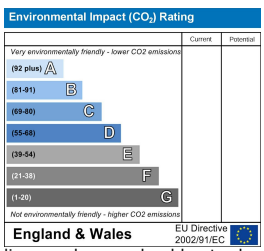


Viewing

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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