



36 Nottingham Road, Belper, DE56 1JG

£259,950



Offered with vacant possession/ no chain. A modern three storey family home offering versatile 3/4 bedroom accommodation, situated close to Belper town centre. Having off road parking, garage and elevated rear garden. Viewing is recommended.



36 Nottingham Road, Belper, DE56 1JG

£259,950



The deceptively spacious accommodation comprises a welcoming entrance hallway with access to the integral garage, home office/bedroom four, guest WC and utility room. To the first floor is a generous 'L' shaped lounge diner and dining kitchen. The second floor has a family bathroom and three bedrooms (principal bedroom with en-suite).

Benefitting from UPVC double glazed windows and doors and gas central heating.

To the front of the property is a driveway providing off road parking and leading to an integral garage. Access from the side leads to the rear tiered garden with a decked seating area, perfect for alfresco dining and entertaining.

The property is situated conveniently with walking distance of Belper, with its busy railway station, excellent schools, shopping, bars restaurants and leisure facilities. Belper is renowned for its historic mills character and charm, with many country and riverside walks close by. There is 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 UPVC entrance door allows access.

ENTRANCE HALLWAY

Having wood effect LVT flooring, radiator and stairs climb to the first floor. A personal door opens into the integral garage.

HOME OFFICE

7'8 x 6'4 (2.34m x 1.93m)

Having a UPVC double glazed window to the front and radiator.

GUEST WC

Appointed with a low flush WC, pedestal wash hand basin, wood grain LVT flooring, extractor fan and radiator.

UTILITY ROOM

9'6 x 7'8 (2.90m x 2.34m)

Fitted with a range of base cupboards with rolled top work surface over, incorporating a stainless steel sink drainer with mixer tap, plumbing for a washing machine, space for two appliances, extractor fan, wood grain LVT flooring and a half glazed entrance door opens to the rear.

TO THE FIRST FLOOR

LANDING

Stairs climb to the second floor.

'L' SHAPED LOUNGE

20'7 x 14'4 maximum measurements (6.27m x 4.37m maximum measurements)

Having twin UPVC double glazed windows to the front elevation, two radiators, coving, TV aerial point and sliding patio doors open onto the elevated decked seating area.

BREAKFAST KITCHEN

19'9 x 7'10 (6.02m x 2.39m)

Appointed with a range of walnut base cupboards, drawers and eye level units with wood block effect rolled top work surface over

incorporating a stainless steel sink drainer with mixer taps and splash back tiling. Integrated appliances include an electric oven, gas hob and extractor hood, dishwasher and fridge. There is space for a fridge freezer, inset spot lighting, radiator and dual aspect UPVC double glazed windows to the front and rear.

TO THE SECOND FLOOR

There is a UPVC double glazed window to the rear elevation and radiator.

BEDROOM ONE

15'5 x 8'6 (4.70m x 2.59m)

Having a radiator and a UPVC double glazed window to the front.

EN-SUITE

Fitted with a double shower enclosure with an electric shower over, pedestal wash hand basin and a low flush WC, radiator, UPVC double glazed window to the rear, complementary half tiling, shaver point and an extractor fan.

BEDROOM TWO

13'5 x 7'11 (4.09m x 2.41m)

Having a radiator and a UPVC double glazed window to the front elevation.

BEDROOM THREE

10'1 x 5'5 (3.07m x 1.65m)

There is a UPVC double glazed window to the front and a radiator.

FAMILY BATHROOM

Appointed with a three piece suite comprising a panelled bath with an electric shower and glazed screen, pedestal wash hand basin and a low flush WC, complementary full tiling, UPVC double glazed window, extractor fan and radiator.

OUTSIDE

To the front of the property is a driveway providing off road parking and leading to the integral garage.

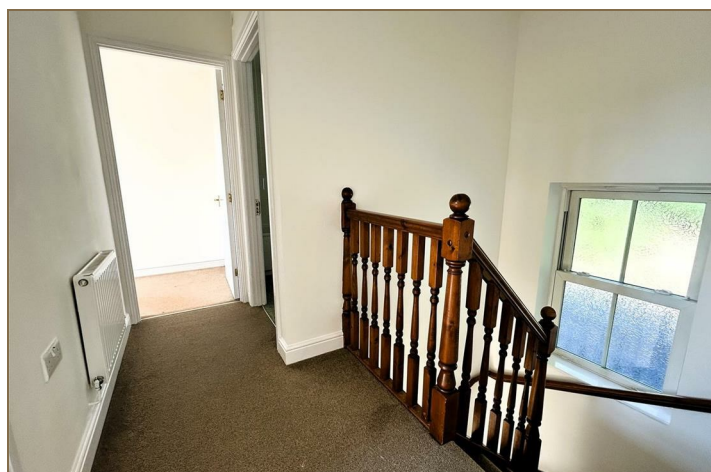
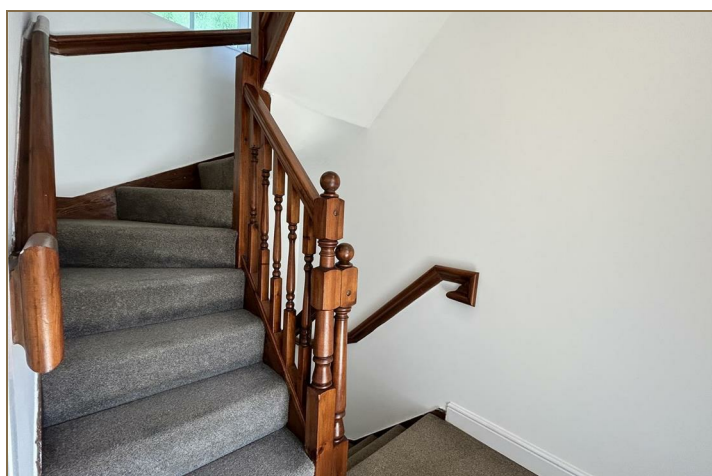
GARAGE

16'2 x 8'4 (4.93m x 2.54m)

There is a roller shutter door, light, power and a personal door into the hallway.

GARDEN

The rear garden is tiered with a lower patio area having an outside light and tap. An elevated decked veranda provides a sunny seating area, perfect for alfresco dining and entertaining.



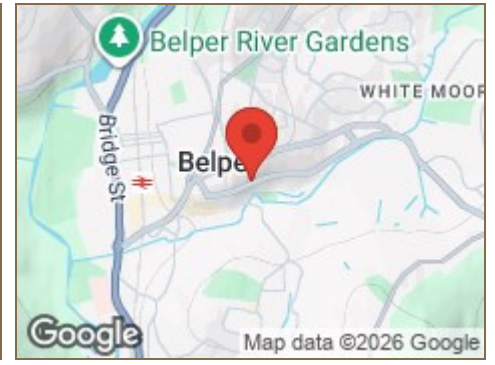
Road Map



Hybrid Map



Terrain Map



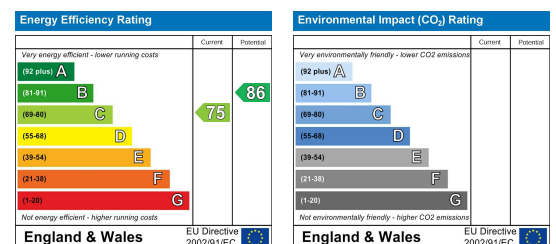
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk