



## 27 Leighton Way, Belper, DE56 1SX

**£309,950**



Offered with vacant possession / no chain. A modern four bedroom town house offering deceptively spacious yet versatile accommodation situated close to Belper town centre and its excellent amenities. Having a driveway, garage and south facing garden. Viewing is highly recommended.





# 27 Leighton Way, Belper, DE56 1SX

£309,950



The welcoming accommodation comprises an entrance hallway, guest WC, living dining kitchen to the ground floor with a sitting room and two bedrooms on the first floor. To the second floor is the principal bedroom with ensuite shower room, family bathroom and a further bedroom.

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

To the front of the property is a fore garden with a driveway opposite, providing off road parking and leading to a garage. The south facing rear garden is laid with artificial grass with a paved patio and shrubs and flower beds to the borders.

Situated within walking distance of the town, Belper is renowned for its historic mills, built by the Strutt family. The popular market town has a busy railway station, excellent schools, shopping, bars, restaurants and many leisure facilities. 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 composite entrance door allows access.

### ENTRANCE HALLWAY

Having a radiator, Terrazzo effect vinyl flooring, a range of coat hanging, useful under stairs cupboard and stairs climb to the first floor.

### GUEST WC

Appointed with a low flush WC and pedestal

wash hand basin, radiator, extractor fan and terrazzo effect vinyl flooring.

### LIVING DINING KITCHEN

29' x 15'4 overall measurement (8.84m x 4.67m overall measurement)

### KITCHEN AREA

13'5 x 9'2 (4.09m x 2.79m )

Appointed with a range of light oak base cupboards, drawers and eye level units with granite effect work surface over incorporating a stainless steel sink drainer with mixer taps and splash back tiling. Integrated appliances include a double electric oven and grill, gas hob, extractor hood, dishwasher, fridge freezer and plumbing for a washing machine. There is wood grain effect flooring, UPVC double glazed window to the front and a wall mounted Glowworm boiler serves the domestic hot water and central heating system. Open into :

### LIVING SPACE

15'9 x 15'4 (4.80m x 4.67m )

There is matching wood grain effect flooring, radiator, TV aerial point, telephone point, UPVC double glazed window overlooks the garden and UPVC French doors provides access.

## TO THE FIRST FLOOR

### LANDING

There is an in-built cupboard providing storage, radiator and stairs climb to the second floor.

### LOUNGE

15'2 x 14'2 (4.62m x 4.32m )

A naturally light and spacious room with twin

UPVC double glazed full height windows with a Juliette balcony to the rear, two radiators, coving, TV aerial point and telephone point.

### **BEDROOM THREE**

10'6 x 8'8 (3.20m x 2.64m )

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

### **BEDROOM FOUR**

10' x 6'10 (3.05m x 2.08m)

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

### **SECOND FLOOR LANDING**

There is a built-in cupboard providing storage.

### **PRINCIPAL BEDROOM ONE**

15'3 x 10'9 (4.65m x 3.28m )

Having a range of built-in wardrobes providing hanging and shelving, radiator, and a UPVC double glazed window to the rear elevation.

### **ENSUITE SHOWER ROOM**

Fitted with a shower enclosure with a thermostatic shower over, pedestal wash hand

basin and a low flush WC. There is complementary full tiling, radiator, extractor fan and a shaver point.

### **BEDROOM TWO**

9'11 x 9'1 (3.02m x 2.77m )

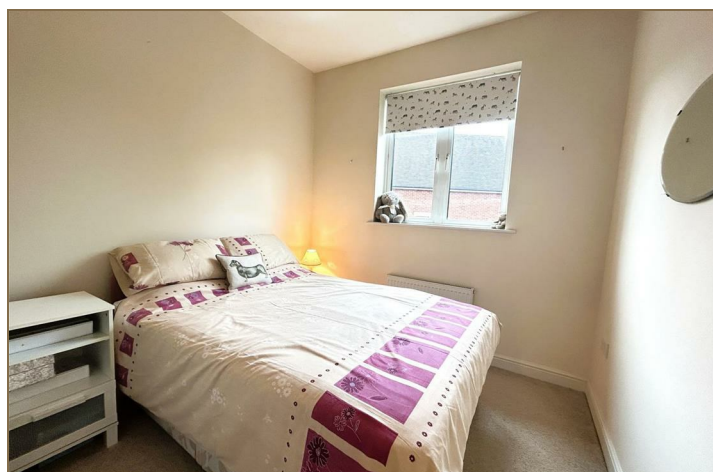
There is a UPVC double glazed window to the front elevation and radiator.

### **FAMILY BATHROOM**

Appointed with a four piece suite comprising a panelled bath with mixer taps, walk-in shower enclosure with a thermostatic shower, pedestal wash hand basin and a low flush WC. There is complementary tiling, extractor fan and radiator.

### **OUTSIDE**

To the front of the property is a fore garden. There is a garage and driveway providing off road parking opposite. The sunny south facing garden is laid with artificial grass with a sunny patio, established shrubs to the boundary and summer house.





Road Map



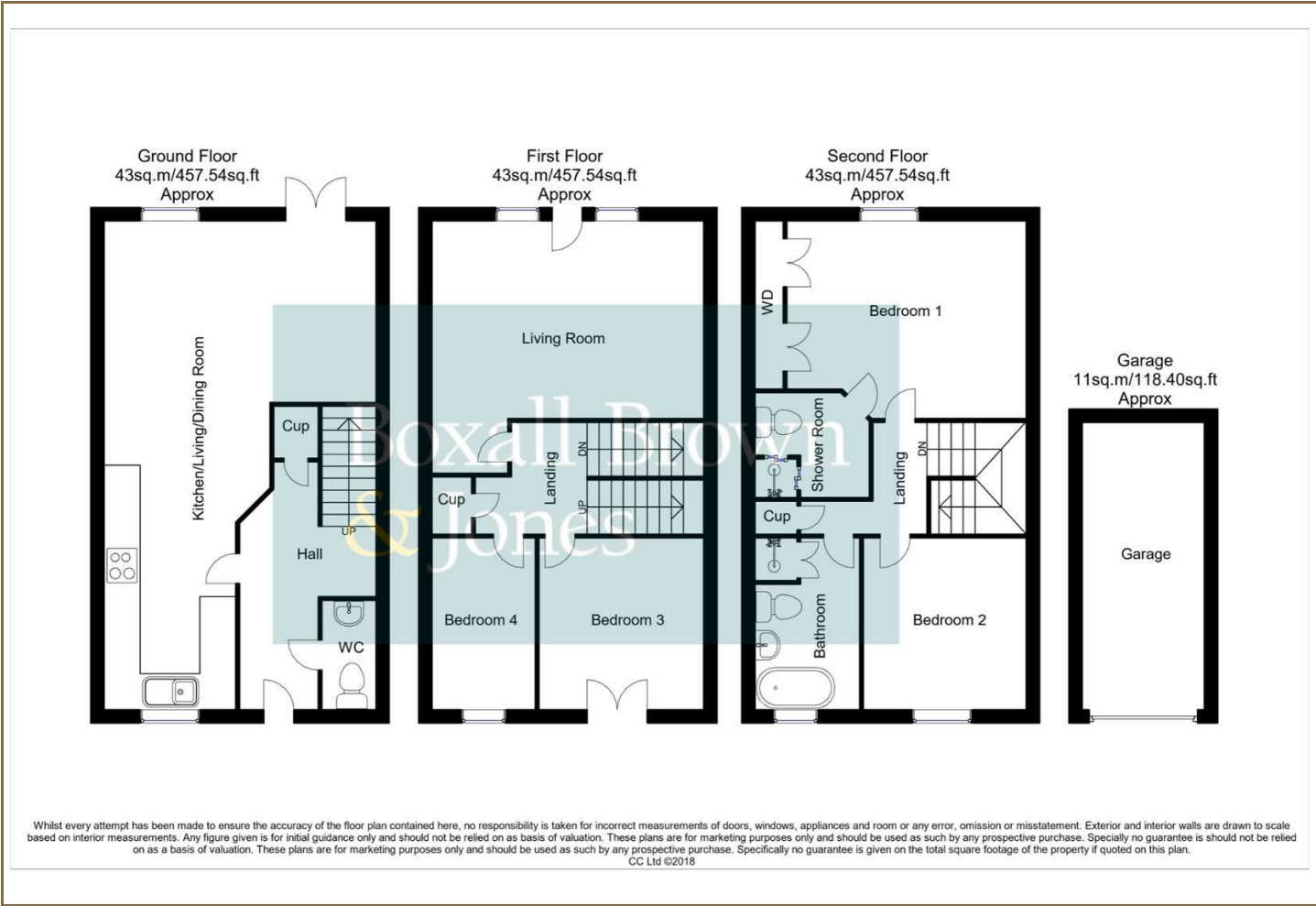
Hybrid Map



Terrain Map



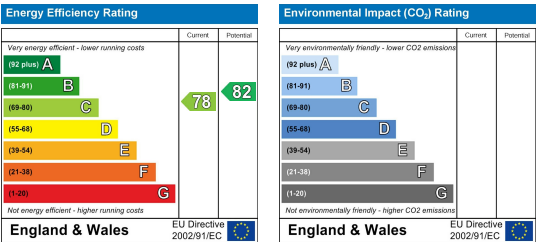
Floor Plan



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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