Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

15 Church View, Belper, Derbyshire, DE56 1JB

Offers In The Region Of £325,000

3 2 2 C

A beautifully presented modern three bedroom property situated close to Belper town centre in a quiet cul de sac location. The low maintenance three storey accommodation has a sunny garden, garage and drive. Viewing is strongly recommended.

15 Church View, Belper, Derbyshire, DE56 1JB

Offers In The Region Of £325,000

The welcoming accommodation comprises an entrance hallway with a fitted breakfast kitchen, utility room, guest WC and a versatile room, which could be used as a fourth bedroom, dining room, home office or family room. To the first floor there is a lounge with feature fireplace and French doors opening onto a decked walkway to the elevated garden and double bedroom two. To the second floor there is the principal bedroom with built-in wardrobes and en-suite shower room, bedroom three has access to the Jack and Jill family bathroom.

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

The property is located at the head of the cul de sac with a garage and driveway to the side. An entry leads to the rear of the property. Steps lead to the elevated patio garden laid with gravel with raised beds and a sunny seating area.

Situated conveniently close to Belper town centre with its excellent independent shops, bars, restaurants and leisure facilities. The town is renowned for its historic mills character and charm, forming part of the UNESCO World Heritage corridor. There is easy access to Derby and Nottingham, via major road links ie A38, M1 and A6, and with the local train and bus station a short walk away, providing the gateway to the stunning Peak District, Derbyshire Dales and beyond.

ACCOMMODATION

A half glazed composite entrance door allows access.

ENTRANCE HALLWAY

Having oak effect flooring, radiator and a useful under stairs cupboard with light, power and storage. Stairs climb to the first floor.

HOME OFFICE/ FAMILY ROOM

11'6 x 8'8 (3.51m x 2.64m)

There is a double glazed window to the front with bespoke blinds. Radiator.

BREAKFAST KITCHEN

11'5 x 10'4 (3.48m x 3.15m)

Appointed with a range of cream shaker style base cupboards, drawers and eye level units with wood block work surface over incorporating a one and a half bowl stainless steel sink drainer with mixer taps and splash back tiling. Integrated appliances include an electric oven, gas hob, extractor hood and space for a fridge freezer. There is oak effect flooring, inset spot lights, under plinth mood lighting, shelving, double glazed window to the rear and an oak and stainless steel breakfast bar.

UTILITY ROOM

Fitted with a base cupboard with a stainless steel sink drainer, plumbing for a washing machine and space for a tumble dryer, a half glazed entrance door opens to the rear. The wall mounted Logic boiler serves the domestic hot water and central heating system. Oak effect flooring.

GUEST WC

Appointed with a low flush WC, pedestal wash hand basin, oak effect flooring, radiator, inset spot lighting. extractor fan, splash back tiling and oak effect flooring

FIRST FLOOR LANDING

Stairs climb to the second floor and there is a double glazed window to the front elevation with bespoke blinds.

LOUNGE

16'1 x 10'7 (4.90m x 3.23m)

A light and spacious room with a double glazed

window to the rear, radiator, TV aerial point, telephone socket, contemporary fire surround houses a living flame gas fire and French doors open onto the rear garden decking

BEDROOM TWO

11'7 x 9'8 (3.53m x 2.95m)

There are twin double glazed windows to the front elevation, fitted with bespoke blinds and a radiator.

SECOND FLOOR LANDING

Having a radiator and access to the roof void.

BEDROOM ONE

11'7 x 9'9 (3.53m x 2.97m)

Having a range of built-in wardrobes with hanging and shelving, radiator, TV aerial point and a Velux skylight window with bespoke blinds.

ENSUITE SHOWER ROOM

Appointed with a double shower enclosure with a thermostatic shower over, pedestal wash hand basin and a low flush WC. complementary half tiling, ceramic tiled flooring, extractor fan, spot lighting and a Velux skylight to the ceiling.

BEDROOM THREE

10'8 x 8'8 (3.25m x 2.64m)

There is a Velux skylight window to the rear elevation with fitted blinds. Radiator. A door opens into :

JACK AND JILL BATHROOM

With a door off the landing too. The bathroom is fitted with a panelled bath with mixer shower taps , pedestal wash hand basin and a low flush WC, shaver point, extractor fan, inset spot lighting, heated towel radiator, ceramic tiled floor, half tiling to the walls and a double glazed window to the rear.

OUTSIDE

The property has a garage and car parking space to the side of the property.

GARAGE

17'2 x 8'3 (5.23m x 2.51m)

There is an up and over door.

GARDEN

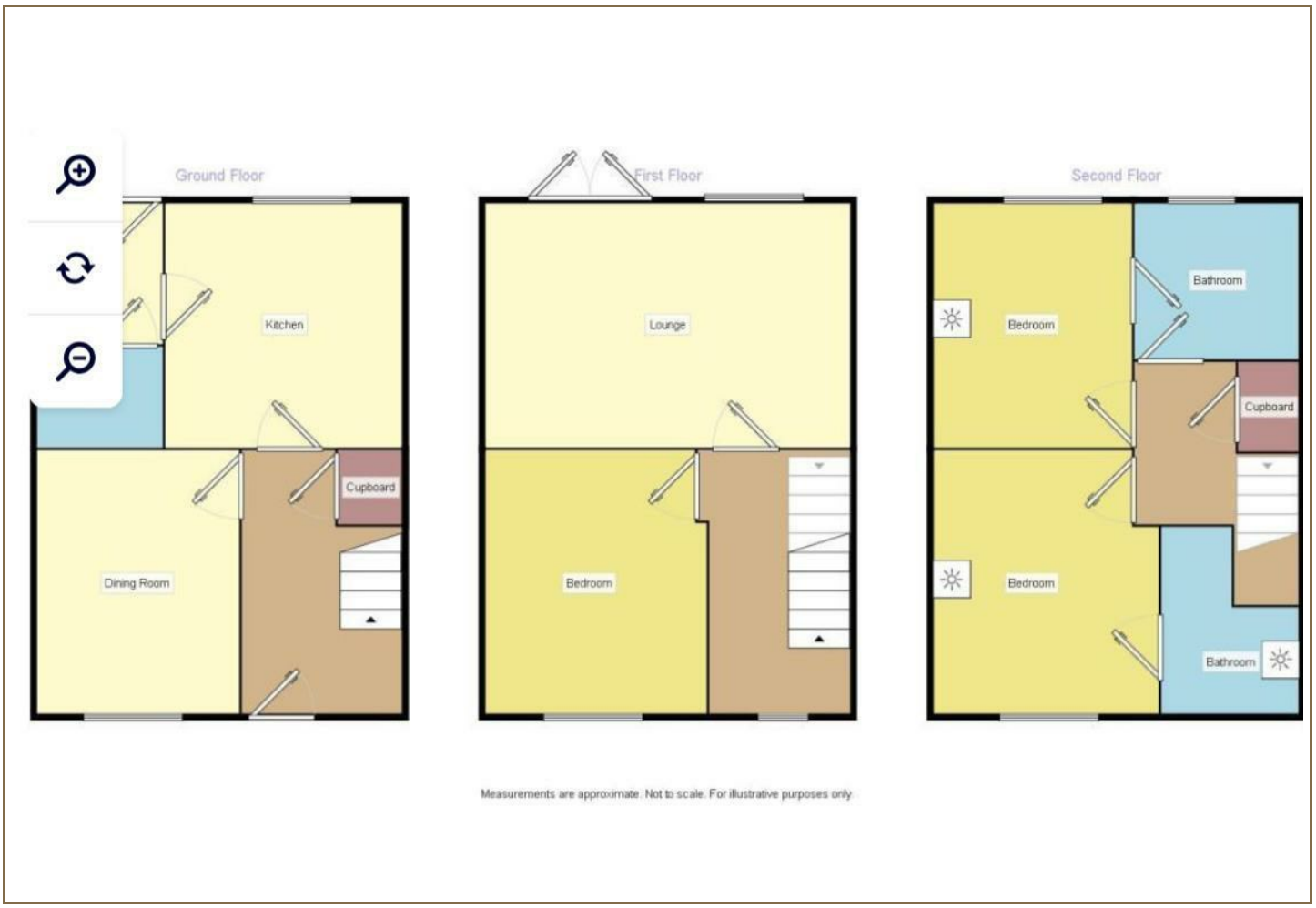
French doors from the lounge open out onto a decked bridge, which connects to the elevated low maintenance patio garden, laid with gravel to create a pleasant seating area, perfect for alfresco dining and entertaining. Wooden steps lead to the lower courtyard with access to the back door. A path extends though a secure wooden gate to the side of the property allowing access to the front.

Road Map

Hybrid Map

Terrain Map

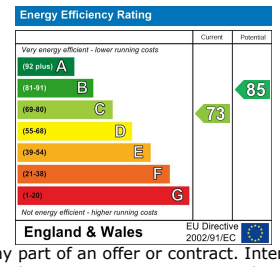
Floor Plan

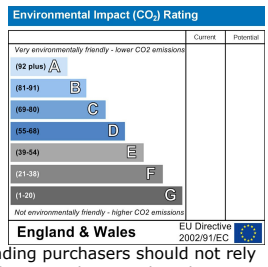


Viewing

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 firms 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 off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk