



11 Hillary Close, Belper, Derbyshire, DE56 0JH

£425,000



An immaculately presented modern family home offering generously proportioned four bedroom accommodation with three reception rooms and a quality conservatory. Occupying an elevated position in a quiet cul de sac location with well stocked wrap around gardens and a driveway providing generous hardstanding and off road parking. Viewing is highly recommended.



11 Hillary Close, Belper, Derbyshire, DE56 0JH

£425,000



The welcoming family accommodation comprises an entrance hallway, guest WC, lounge, dining room, family room / study, conservatory and a well equipped fitted dining kitchen. To the first floor there is a landing, four good sized bedrooms (principal bedroom with ensuite and a walk-in wardrobe) and a family bathroom.

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

To the front of the property there is a generous driveway providing hard standing and parking for several vehicles. Gates allow access to the side, where there is a courtyard seating space and a well stock flower border extending to the rear garden. Being laid to lawn with mature flower beds and a sunny paved seating area, perfect for alfresco dining and entertaining.

Situated to the outskirts of Belper, enjoying far reaching countryside views and easy access to major road links, ie A38 and M1 to Derby and Nottingham. Belper is a bustling town renowned for its historic mills, character and charm. Having a busy railway station, excellent schools, shopping, bars, restaurants and leisure facilities. The river Derwent meanders through the town and Derwent Valley with the A6, providing the gateway to the stunning Peak District.

ACCOMMODATION

A composite entrance door allows access.

ENTRANCE HALLWAY

A newly decorated and carpeted entrance hall with oak effect flooring, decorative dado rail, coving, telephone point, useful under stairs cupboard provides storage and stair climb to the first floor.

GUEST WC

Appointed with a low flush WC, pedestal wash hand basin, radiator, extractor fan, complementary half tiling and a ceramic tiled floor.

LOUNGE

14'8 x 11'11 (4.47m x 3.63m)

A light and spacious room with a UPVC double glazed window to the rear overlooking the garden, coving, wall lights, radiator, TV aerial point and an Adams style fire surround with marble insert and hearth housing a living flame gas fire.

DINING ROOM

13'3 x 8'8 into bay (4.04m x 2.64m into bay)

There is a UPVC double glazed box bay window to the front, radiator and a TV aerial point.

KITCHEN

15'1 x 8'6 (4.60m x 2.59m)

Beautifully appointed with a range of grey shaker style base cupboards, drawers and

eye level units with solid oak block work surface over, incorporating a composite sink drainer with mixer taps and splash back tiling. Integrated appliances include a Bosch electric oven, gas hob, extractor hood, fridge, freezer, slimline dishwasher, microwave and plumbing for an automatic washing machine. There is a radiator, wall mounted glazed cabinet, dado rail, TV aerial point, ceramic tiled flooring, UPVC double glazed window to the rear and a half glazed stable style entrance door allows access to the garden.

FAMILY ROOM/STUDY

16'6 x 7'7 (5.03m x 2.31m)

A versatile room that could be used for many purposes. Having a UPVC double glazed window to the front, coving, radiator, coat hooks, telephone point and a glazed door opens into :

CONSERVATORY

16' x 10'6 (4.88m x 3.20m)

Constructed with a brick base, UPVC double glazed windows and doors with a thermo

insulated panelled roof. There is a ceramic tiled floor with under floor heating, wall lighting and bespoke Thomas Sanderson fitted blinds.

TO THE FIRST FLOOR

LANDING

There is an in-built cupboard providing linen storage, new carpet and access to the well insulated and part boarded roof void via a loft ladder.

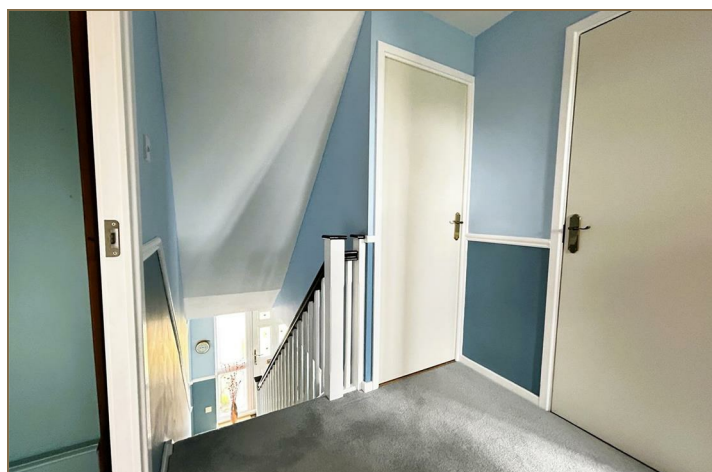
BEDROOM ONE

11'9 x 10'2 (3.58m x 3.10m)

There are twin UPVC double glazed windows to the front, radiator, TV aerial point and a decorative dado rail. Having a walk-in wardrobe with hanging and shelving, light and a UPVC double glazed window to the front elevation.

EN-SUITE

Appointed with a shower enclosure with a thermostatic shower, pedestal wash hand basin and a low flush WC. There is



complementary half tiling, UPVC double glazed window, extractor fan, radiator, wood effect flooring, towel rail, shaver point and inset spot lights.

BEDROOM TWO

12' x 8'9 (3.66m x 2.67m)

There is built-in drawers, hanging rail and shelving, radiator, UPVC double glazed window to the rear elevation enjoying views, wood effect flooring and a TV aerial point.

BEDROOM THREE

10'4 x 8'7 (3.15m x 2.62m)

There is a UPVC double glazed window to the rear elevation enjoying views, radiator and a TV aerial point.

BEDROOM FOUR

8'7 x 7'5 (2.62m x 2.26m)

Having a UPVC double glazed window to the front elevation, radiator and wood effect flooring.

BATHROOM

6' x 6'2 (1.83m x 1.88m)

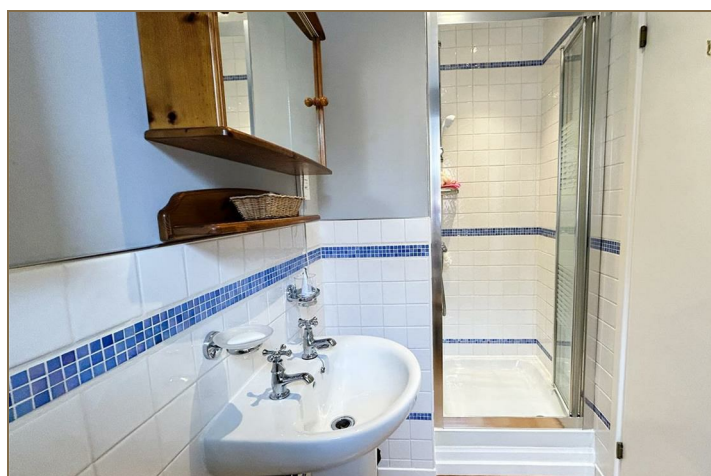
Appointed with a three piece suite comprising a panelled bath with Triton electric shower over, pedestal wash hand basin and low flush WC. There is tongue and groove panelling, complementary half tiling, radiator, extractor fan, inset spot lighting, shaver point, wood effect flooring and a UPVC double glazed window to the rear elevation.

OUTSIDE

To the front of the property is a generous tarmac driveway providing hardstanding and car parking for several vehicles. There are well stocked borders to the boundary including a cherry tree and a gate to the side providing access to the rear.

GARDEN

The gardens wrap around the property to the side and rear. Having a paved courtyard to the side with power, a wisteria pergola and well planted terraces to the side, perfect for alfresco dining and entertaining. To the rear



there is a lawn with mature trees including an apple tree, shrubs and flowering plants. Having a greenhouse, large wooden shed, a productive fruit garden with raspberry canes, black currant bush, and a paved seating area with external lighting, power and tap. A secure gate to the rear provides access onto Over Lane.



Road Map



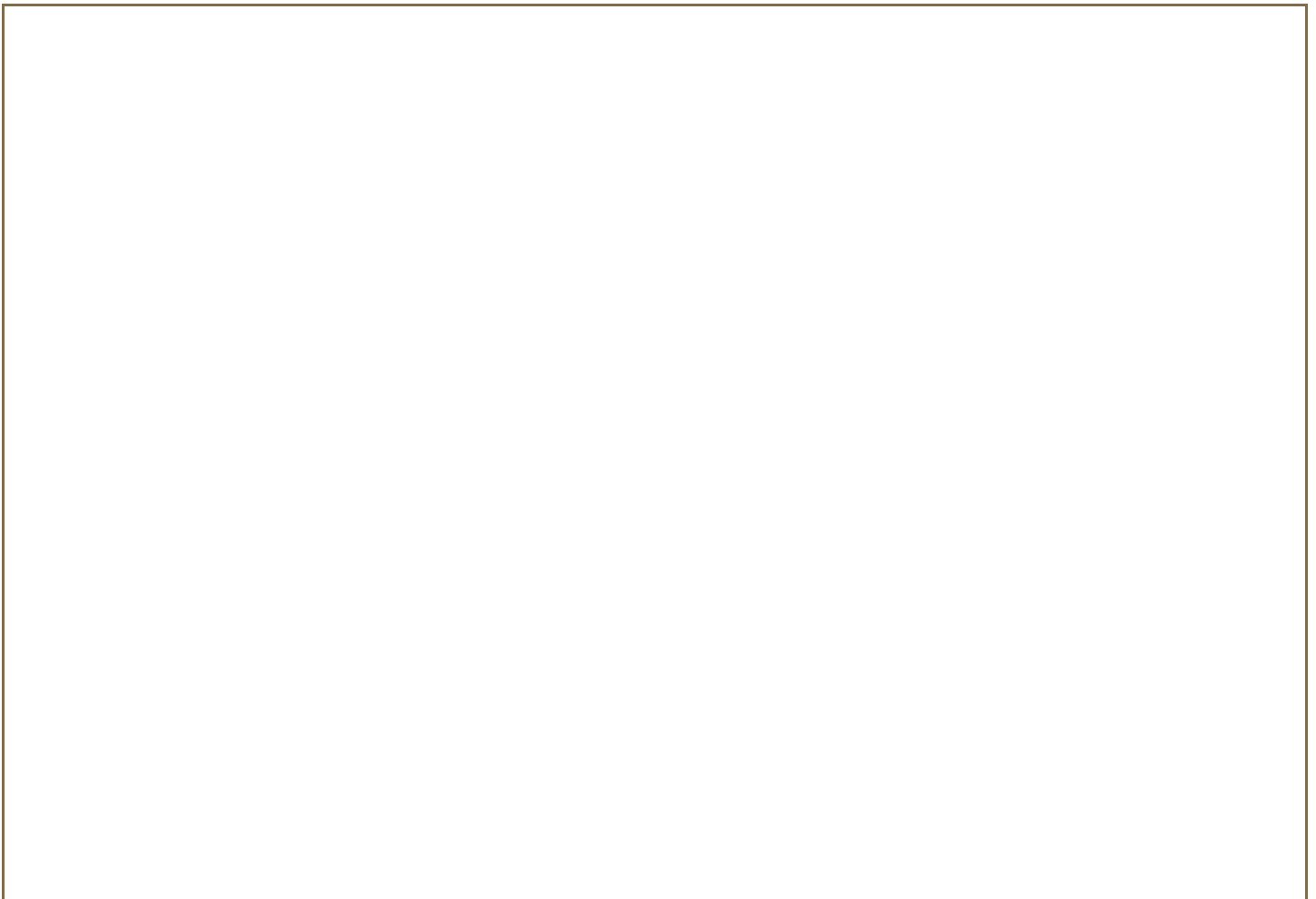
Hybrid Map



Terrain Map



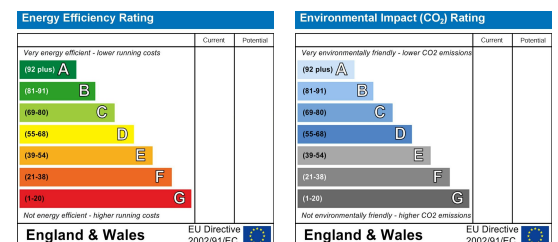
Floor Plan



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 in 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