

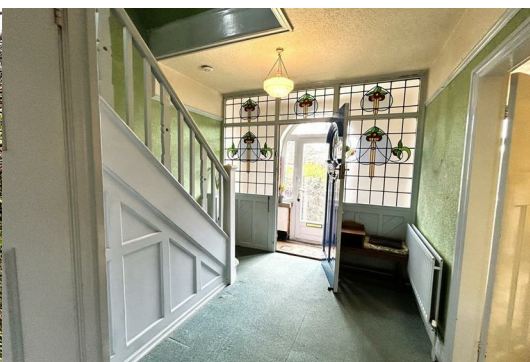


25 Field Lane, Belper, DE56 1DD

£395,000



Offered with vacant possession/ no chain. The traditional three bedroom detached family home is situated centrally to Belper with many original features and immense character. Having a garage, ample car parking and gardens. Viewing is highly recommended.



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£395,000



The welcoming accommodation has an entrance porch, reception hallway with original leaded light windows and panelled staircase, sitting room, dining room, fitted kitchen with utility room and a ground floor shower room. To the first floor is a gallery landing, three good sized bedrooms and a family bathroom.

Benefitting from gas central heating fired by a newly updated Vaillant boiler and UPVC double glazed windows and doors.

To the front of the property is a walled fore garden with mature and flowering shrubs. A driveway to the side provides off road parking for several vehicles and leads to a detached garage. The rear garden has a sunny paved patio, lawned garden, vegetable plot with a greenhouse and a fruit garden.

Situated conveniently within easy access to Belper town centre with its railway station, excellent schools, shops, bars, restaurants and leisure facilities. Belper is renowned for its historic mills character and charm, forming part of the World Heritage corridor. There are near by connections to major road links ie A38 and M1, to Derby and Nottingham, whilst the A6 forms the gateway to the stunning Peak District.

ACCOMMODATION

A UPVC double glazed door allows access

ENTRANCE PORCH

There is original Minton tiled flooring and period entrance door with leaded light feature with side windows and panelling.

RECEPTION HALLWAY

12'4 x 9'6 (3.76m x 2.90m)

Having an elegant panelled staircase rising to the first floor, original picture rail, radiator and under stair pantry having light, power and original window.

SITTING ROOM

12'3 x 11'11 (3.73m x 3.63m)

A naturally light room with a UPVC double glazed box

bay window to the front, original coving, wall lights, radiator, TV aerial point and an Adams style fire surround with marble hearth and insert housing a gas fire.

DINING ROOM

12'5 x 11'11 (3.78m x 3.63m)

A spacious room with an original timber fire surround with a mirror, housing an open cast iron fire with period tiling and marble hearth, original picture rail, wall lights, UPVC double glazed window to the side and a glazed door opens onto the garden.

FITTED KITCHEN

11'4 x 10'2 (3.45m x 3.10m)

Appointed with a range of oak effect base cupboards, drawers and eye level units with rolled top work surface over incorporating a stainless steel sink drainer with mixer taps and splash back tiling. Integrated electric oven, gas hob, extractor hood, plumbing for a dishwasher, inset spot lighting, radiator, vinyl flooring, UPVC double glazed apex window to the rear and UPVC side window.

UTILITY ROOM

12'3 x 6'11 (3.73m x 2.11m)

Fitted with a range of base cupboards, drawers and eye level units with a stainless steel sink drainer with a mixer tap. There is plumbing for a washing machine, space for a tumble dryer, radiator, built-in pantry housing the gas meter, UPVC double glazed windows to the rear and a glazed door opens onto the garden. The wall mounted Vaillant boiler serves the domestic hot water and central heating system.

GROUND FLOOR SHOWER ROOM

6'1 x 4'4 (1.85m x 1.32m)

Appointed with a shower enclosure with an electric shower, pedestal wash hand basin and a low flush WC, radiator, extractor fan, radiator and a UPVC double glazed window to the side.

TO THE FIRST FLOOR

LANDING

There is a UPVC double glazed window with feature leaded lights to the side elevation and access to the part boarded and fully insulated roof void.

BEDROOM ONE

11'11 x 11'10 (3.63m x 3.61m)

There is a UPVC double glazed window to the rear enjoying views over Belper and its countryside and a radiator.

BEDROOM TWO

12'1 x 11'10 (3.68m x 3.61m)

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

BEDROOM THREE

9'6 x 7' (2.90m x 2.13m)

Having an original picture rail, radiator and a UPVC double glazed window to the front elevation.

BATHROOM

Appointed with a four piece suite comprising a panelled bath, pedestal wash hand basin, bidet and a low flush WC. There is complementary half tiling, vinyl flooring, radiator, a UPVC double glazed window to the rear elevation and an airing cupboard housing the hot water cylinder.

OUTSIDE

To the front of the property is a well stocked fore garden behind a brick boundary wall, a path leads to the front door and extends to the side of the

property. To the side is a tarmac driveway providing ample car parking and hard standing, leading to a detached brick built garage.

DETACHED GARAGE

12'5 x 19'7 (3.78m x 5.97m)

There is an electric up and over door, light, power, window and a personal door to the rear.

GARDEN

To the rear garden has a sunny paved seating area, lawned garden, vegetable plot and greenhouse, fruit garden, outside tap, lighting, two wooden garden sheds with light and power with a dry stone boundary wall.



Road Map



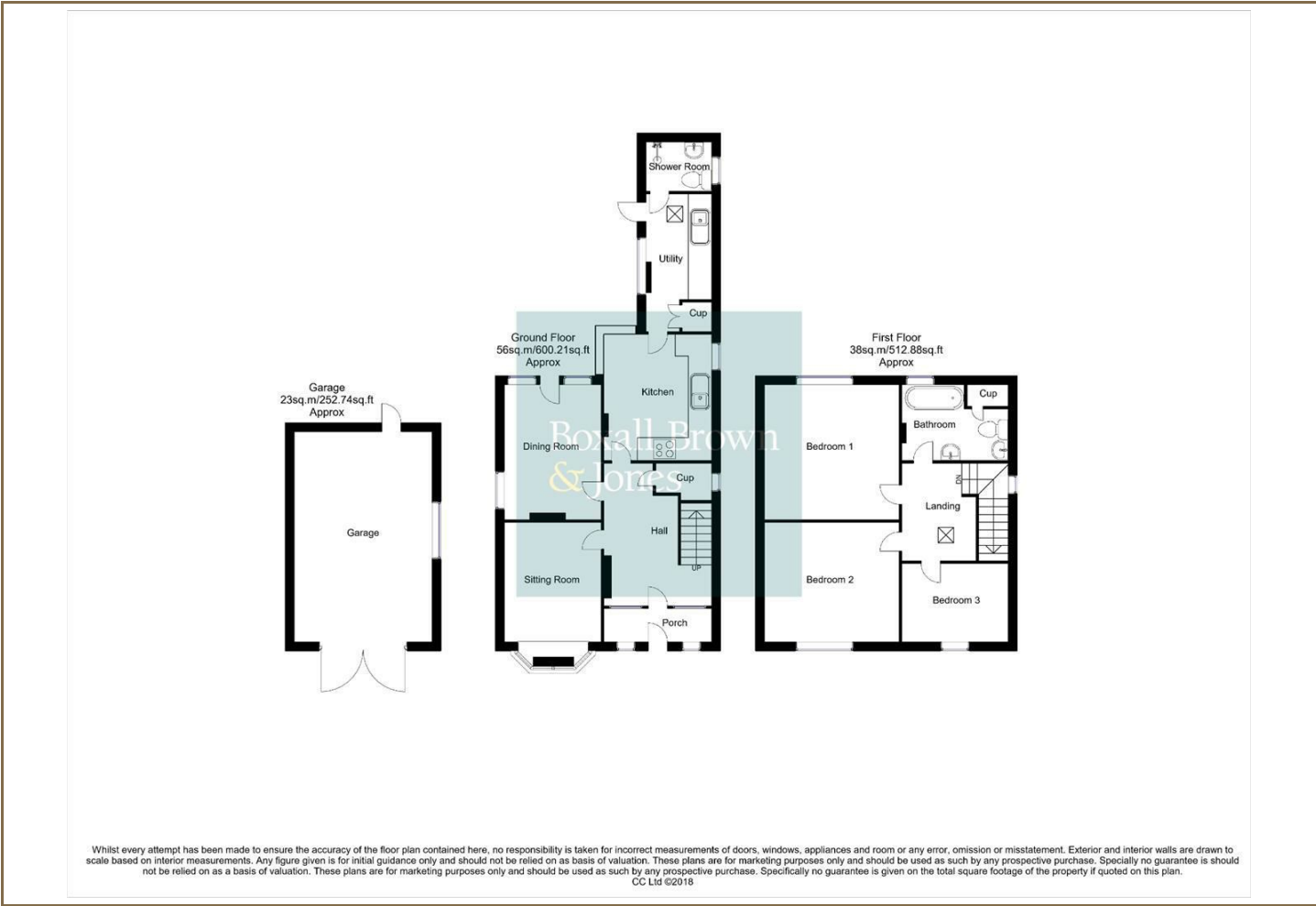
Hybrid Map



Terrain Map



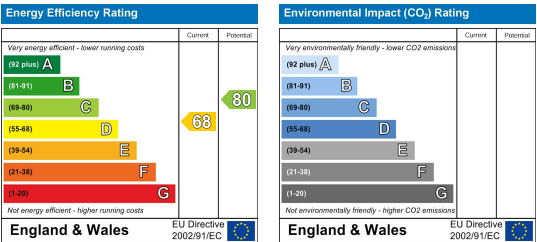
Floor Plan



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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