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7 Cabot Close, Belper, DE56 0JQ

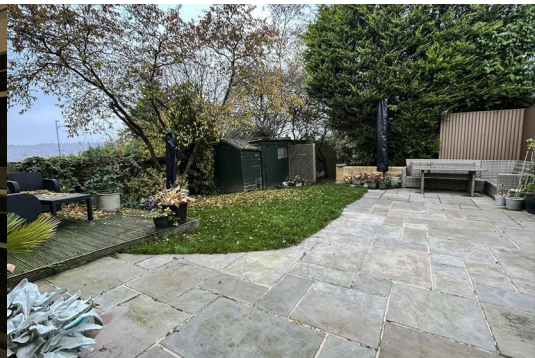
£380,000

4 2 3

A beautifully presented modern detached family home situated in a quiet cul de sac location. Offering well proportioned four bedroom accommodation with family room. There is ample off road parking and landscaped rear garden. Situated in a popular residential location, close to local amenities and Belper. Viewing is strongly recommended.

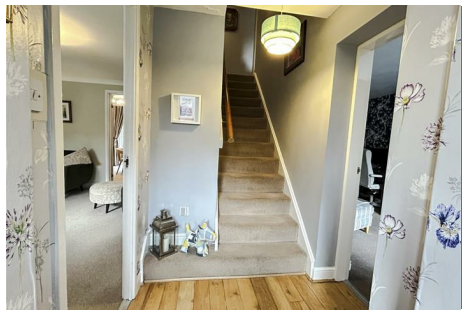






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The welcoming accommodation comprises an entrance hallway, lounge, dining room, quality fitted kitchen, separate utility room, guest WC and family room. To the first floor there is a family bathroom and four bedrooms (principal bedroom with ensuite shower room and fitted wardrobes).

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

To the front of the property is a block paved driveway providing ample off road parking for several vehicles. There is access to the enclosed rear garden, landscaped with a patio, perfect for alfresco dining and entertaining.

Situated to the outskirts of Belper, yet conveniently within easy reach of local amenities and the town with its busy railway station, excellent shopping, schools, bars, restaurants and leisure facilities. Having access to major road links ie A38, M1 to Derby and Nottingham, whilst the A6 provides the gateway to the stunning Peak District.

ACCOMMODATION
A UPVC entrance door allows access.

RECEPTION HALLWAY
Having oak flooring, UPVC double glazed window, radiator, and stairs climb to the first floor.

LOUNGE
15'9 x 13'1 (4.80m x 3.99m)
Having an oak feature fireplace with granite hearth and insert housing an electric fire, radiator, TV aerial point and a UPVC double glazed window to the front.

FAMILY ROOM
16'3 x 8'1 (4.95m x 2.46m)
There is a UPVC double glazed window to the front and a radiator.

DINING ROOM
11'5 x 8'8 (3.48m x 2.64m)
Having a central heating radiator and UPVC double gazed French doors opening onto the garden.

KITCHEN
10'11 x 10'9 (3.33m x 3.28m)
Comprehensively appointed with a quality range of contemporary base cupboards, drawers and eye level units with marble effect work surface over incorporating an inset stainless steel sink and drainer with mixer taps and upstand. Integrated appliances include a double electric oven and grill, induction hob, extractor hood and space for an American style fridge freezer. There is under plinth mood lighting, spot lighting, radiator, UPVC double glazed window to the rear and patterned vinyl flooring.

UTILITY ROOM
6'9 x 4'9 (2.06m x 1.45m)
Fitted with a range of base cupboards with matching work surface over incorporating a stainless steel sink drainer with mixer tap and upstand, matching vinyl flooring, UPVC double glazed window to the side, radiator and a UPVC double glazed stable style entrance door opens onto the garden. A wall mounted Logic boiler serves the domestic hot water and central heating system.

GUEST WC
Appointed with a low flush WC, wall mounted pedestal wash hand basin, splash back tiling, UPVC double glazed window, radiator, extractor fan and vinyl flooring.

TO THE FIRDT FLOOR

LANDING
There is access to the part boarded roof void and a built-in airing cupboard housing the copper hot water cylinder.

BEDROOM ONE
11'11 x11'3 (3.63m x3.43m)
There is a range of fitted wardrobes providing hanging and shelving, radiator and a UPVC double glazed window to the front elevation.

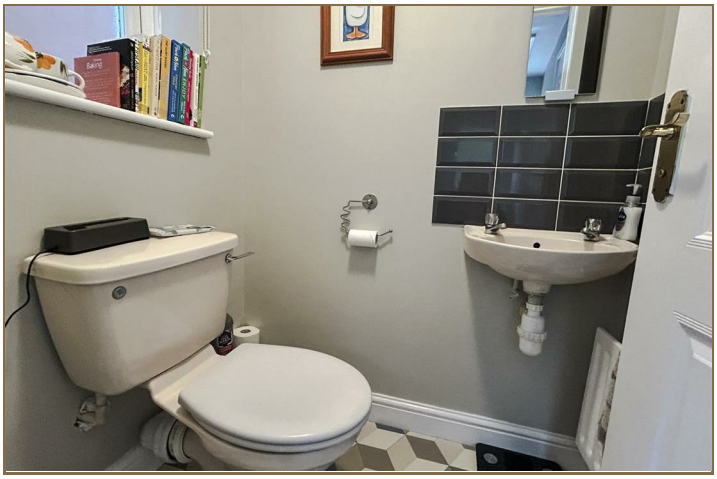
BEDROOM TWO
18'5 x 7'10 (5.61m x 2.39m)
Having UPVC double glazed dual aspect windows to the front and rear elevations, fitted wardrobe and a radiator.

BEDROOM THREE
9' x 8'8 (2.74m x 2.64m)
Having a UPVC double glazed window to the rear elevation and a central heating radiator.

BEDROOM FOUR
9' x 7'3 (2.74m x 2.21m)
There is a radiator and a UPVC double glazed window to the rear elevation.

FAMILY BATHROOM
Appointed with a three piece suite comprising a panelled bath with a thermostatic shower and glazed screen, pedestal wash hand basin



and a low flush WC. There is complementary half tiling with UPVC double glazed window to the rear, ceramic tiled flooring, radiator and extractor fan.

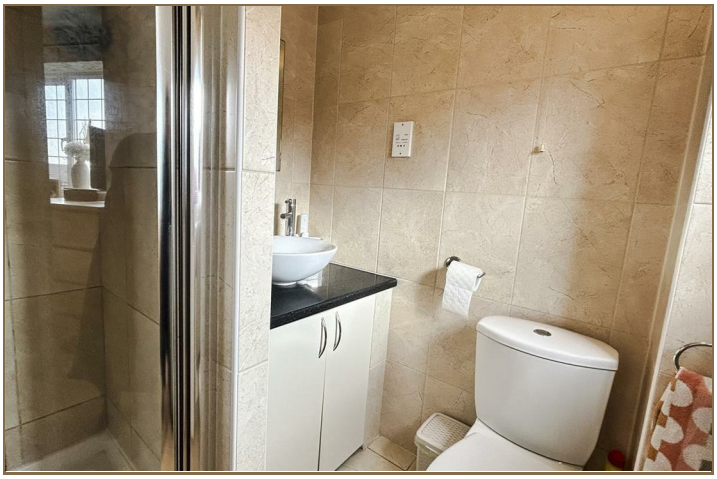
OUTSIDE

To the front of the property is a double driveway providing ample off road parking. A gate to the side leads to the enclosed rear garden.

GARDEN

The landscaped rear garden is mainly laid to lawn with a paved patio area, outside tap, light and a wooden garden shed.












Solar System
FINAL WHISTLE





Road Map



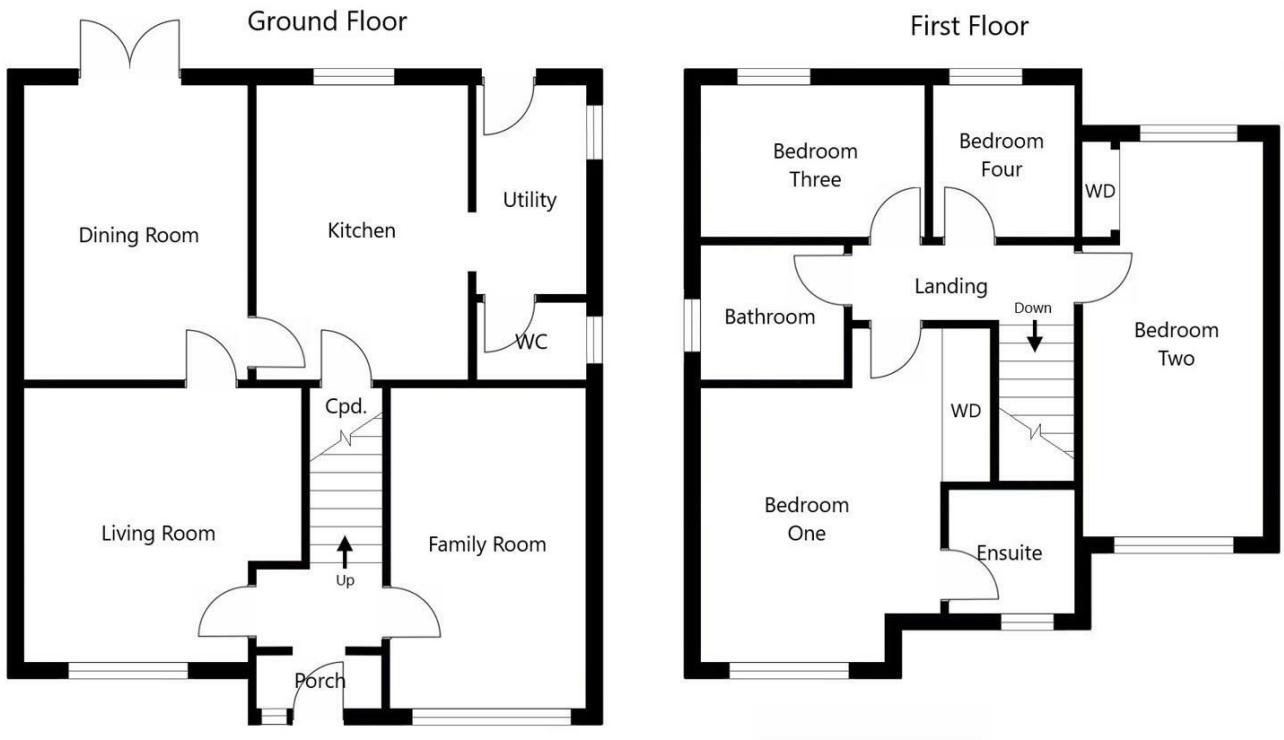
Hybrid Map



Terrain Map



Floor Plan

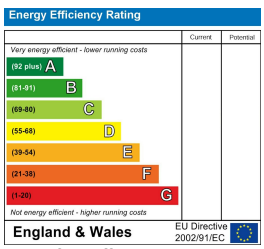


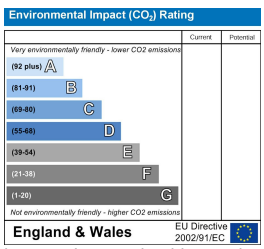
Whilst every attempt had been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this 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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