Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



3 Chatham Court, Belper, DE56 0DX

Offers In The Region Of

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The well presented modern, family home, offers generously proportioned three storey accommodation with four bedrooms and a home office. There is generous car parking, double garage and landscaped rear garden. Viewing is strongly recommended. Offered with NO CHAIN.







3 Chatham Court, Belper, DE56 0DX

Offers In The Region Of £425,000





The beautifully presented three storey family home offers deceptively spacious, yet versatile accommodation comprising a storm porch, hallway and ground floor WC. To the first floor there is a gallery landing, home office, lounge with elevated views over Belper. There is an impressive fitted kitchen with contemporary units and integrated appliances, separate utility room and dining room with patio doors opening onto the garden. To the first floor there are four bedrooms (principal bedroom with ensuite shower room and walk-in wardrobe) and the family bathroom. Offered with no onward chain.

Benefitting from UPVC double glazed windows and doors, gas central heating, high speed full fibre broadband and security alarm system.

To the front of the property is a generous driveway providing ample off road parking and hardstanding with access to the integral double garage. Steps to the side lead to the rear landscaped garden with sunny seating areas, a timber gazebo, cascading pond and summerhouse.

Conveniently situated close to Belper and its busy railway station, excellent schools, shopping, bars restaurants and leisure facilities. Having easy access to Derby, Nottingham via major road links ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

ACCOMMODATION

A storm porch with an open canopy and a contemporary composite entrance door opens into :

ENTRANCE HALLWAY

There is a full height side window, herringbone flooring, radiator and stairs climb to the first floor.

GUEST WC

Appointed with a low flush WC and vanity wash hand basin, patterned tile, radiator, vinyl flooring and a UPVC double glazed window to the front.

TO THE FIRST FLOOR

GALLERY LANDING

There is a UPVC double glazed window to the side elevation, herringbone flooring and stairs climb to the first floor.

LOUNGE

16'2 x 13'1 (4.93m x 3.99m)

A light and spacious room with twin UPVC double glazed windows and a bay window to the front elevation enjoying views over Belper. There is a classic fire surround with marble hearth and insert housing a gas fire, TV aerial point, satellite connection, coving, matching herringbone flooring and two radiators.

DINING ROOM
12'9 x 10'9 (3.89m x 3.28m)
There is matching herringbone LTV flooring, sliding patio door open onto the garden, radiator, coving and a UPVC double glazed window.

FITTED KITCHEN
11' x 8'9 (3.35m x 2.67m)
Appointed with a range of stylish contemporary base cupboards, drawers, and eye level units with slate effect works surface over incorporating a one and a half bowl composite sink drainer with swan neck mixer taps and splash back tiling. integrated appliances include an electric oven, induction hob, extractor hood, microwave, space for a fridge freezer and plumbing for a dishwasher. There is vinyl tiled effect flooring, radiator, twin UPVC double glazed window to the front elevation, under plinth lighting, vertical radiator and the wall mounted Baxi boiler is housed in a matching cabinet.

UTILITY ROOM
8'7 x 5'2 (2.62m x 1.57m)
Fitted with matching base cupboards, drawers and eye level units with under plinth lighting, inset composite sink with mixer tap and splash back tiling. There is plumbing for a washing machine, space for a tumble dryer and a half glazed UPVC entrance door opens onto the garden.

HOME OFFICE/ BEDROOM FIVE
10'10 x 5'11 (3.30m x 1.80m)
A versatile space having a radiator, wood grain effect flooring and a UPVC double glazed window to the rear elevation.

TO THE SECOND FLOOR

SECOND FLOOR GALLERY LANDING
There is a radiator, coving, UPVC double glazed window to the side, a built-in airing cupboard housing the pressurised hot water cylinder and providing linen storage. There is access to the roof void via a ladder with light and insulation.









BEDROOM ONE
13'3 x9'7 (4.04m x2.92m)
Having a UPVC double glazed bay window to the front elevation, twin UPVC double glazed windows to the front elevation enjoying views over Belper and its countryside. There is a radiator and TV aerial point.

WALK-IN WARDROBE
6'5 x 5'4 (1.96m x 1.63m)
Fitted with a range of built-in hanging, shelving and shoe storage.

ENSUITE SHOWER ROOM
Appointed with a shower enclosure with a thermostatic shower, vanity wash hand basin and a low flush WC, radiator, complementary half tiling, extractor fan, wood grain ceramic tiled flooring and a UPVC double glazed window to the side elevation.

BEDROOM TWO
12'6 x 8'7 (3.81m x 2.62m)
Having a radiator, twin UPVC double glazed windows to the rear elevation and a TV aerial point.

BEDROOM THREE
11' x 7'9 (3.35m x 2.36m)
There are two UPVC double glazed windows to the rear elevation, TV aerial point and radiator.

BEDROOM FOUR
10'11 x 8'1 (3.33m x 2.46m)
Having a radiator and a UPVC double glazed window to the rear elevation.

FAMILY SHOWER ROOM
8'5 x 5'9 (2.57m x 1.75m)
Beautifully appointed with a double shower enclosure with a thermostatic rainfall shower, pedestal wash hand basin and a low flush WC, with complementary full tiling, ceramic tiled flooring, heated towel radiator, extractor fan and two UPVC double glazed windows.

OUTSIDE
To the front of the property is a double tarmac driveway providing off road parking and leads to the double garage. There is a gravel hard standing area and an open storm porch with lighting and EV charger.









GARAGE

17' x 16'5 (5.18m x 5.00m)

Having twin up and over doors, light, power and shelving.

GARDEN

The rear landscaped garden is laid to lawn with a paved patio area, perfect for alfresco dining. There is a sunny seating area, brick built garden store, raised flower beds, summerhouse, cascading garden pond and a timber gazebo, ideal for chilling or entertaining. There is an outside tap, lighting and power point.









Road Map



Hybrid Map



Terrain Map



Floor Plan

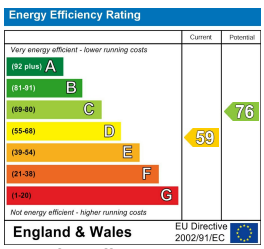


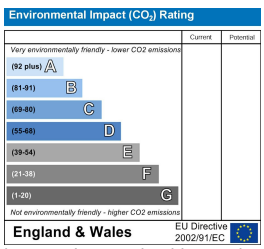
Whilst every attempt had been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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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