



## 24 Haslam Place, Belper, DE56 0AG

**£499,995**



An impressive modern four bedroom detached family home situated in a sought after cul de sac location close to Holbrook. The extended accommodation offers contemporary open plan living with an impressive living dining kitchen and low maintenance garden, double driveway and garage. Viewing is strongly recommended.



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The welcoming accommodation has a storm porch, reception hallway, spacious lounge, guest WC and impressive living dining kitchen, comprehensively appointed with integrated appliances, multi-fuel stove and bi-fold doors opening onto the garden. The kitchen extends into a family room and separate utility room. To the first floor there is a gallery landing, newly upgraded family bathroom with a four piece suite and four good sized double bedrooms (principal suite with a feature vaulted ceiling, in-built wardrobes and luxury en-suite).

Benefitting from UPVC double glazed windows and doors, security alarm system and gas central heating.

To the front of the property is a lawned fore garden with a tarmac double driveway providing off road parking and leads to an integral garage. a path to the side leads to the enclosed rear garden, which is laid to lawn with a sunny composite decked seating area, perfect for alfresco dining and entertaining.

Situated to the outskirts of Belper, close to Holbrook with the reputable primary school, popular real ale pubs and easy access to Derby and Nottingham via major road links ie A38 and M1. Belper is a bustling town renowned for its historic mills, character and

charm, with a busy railway station, excellent schools, shopping, bars restaurants and leisure facilities. The River Derwent flows through along side the A6, which provides the gateway to the stunning Peak District.

## ACCOMMODATION

### RECESSED STORM PORCH

There is an outside light and a composite entrance door allows access.

### RECEPTION HALLWAY

12'5 x 9'7 (3.78m x 2.92m )

Having porcelain tiled flooring with under floor heating, a useful storage cupboard and stairs climb to the first floor.

### GUEST WC

9'3 x 3'3 (2.82m x 0.99m )

Having matching porcelain tiled flooring with under floor heating, a low flush WC and pedestal wash hand basin, extractor fan and a UPVC double glazed window to the the side.

### LOUNGE

12'9 x 17'5 into bay (3.89m x 5.31m into bay)

A well proportioned room with a UPVC double glazed box bay window to the front and dual aspect side window. There are two radiators, oak veneer door with glazed insert, TV aerial point and a feature fire place with an inset living flame gas fire.

## IMPRESSIVE LIVING DINING KITCHEN

23'6 x 15'1 overall measurements (7.16m x 4.60m overall measurements)

### DINING AREA

Having a continuation of porcelain tiled flooring with under floor heating, inset spot lights to the ceiling, pendant lighting, Sonas in-built speaker system UPVC double glazed French doors open onto the garden and a contemporary styled multi-fuel stove with an external flue. Open into :

### KITCHEN

Comprehensively appointed with a range of high gloss base cupboards, drawers, eye level units and a central island unit with granite work surfaces incorporating an inset stainless steel sink drainer with mixer taps. Integrated Neff appliances including electric fan assisted oven, combination microwave oven, induction hob, extractor hood, warming drawer, dishwasher. There is inset mood lighting, oak veneer doors, matching

porcelain tiled flooring, UPVC double glazed window over looks the garden and open plan into :

### FAMILY ROOM

10'2 x 9'11 (3.10m x 3.02m)

A continuation of the porcelain tiled flooring, two Velux skylight windows, three UPVC double glazed windows and bi-fold doors open onto the patio area.

### UTILITY ROOM

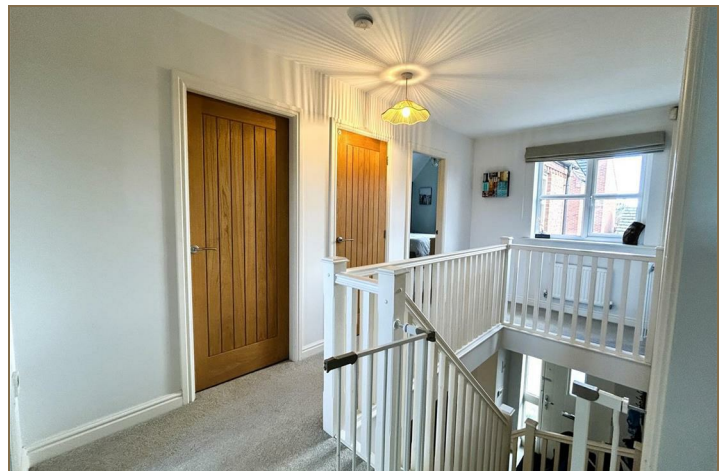
Having matching base cupboards, drawers and larder unit with black granite work surface incorporating an inset stainless sink drainer with upstand. There is plumbing for an automatic washing machine, Neff integrated freezer and an oak veneer door opens into the garage.

## TO THE FIRST FLOOR

### GALLERY LANDING

15'5 x 7' (4.70m x 2.13m)

A light open space with balustrade, radiator, UPVC double glazed window to the front



elevation enjoys countryside views and an in-built airing cupboard houses the hot water cylinder.

### **PRINCIPAL BEDROOM ONE**

17'11 x 12'10 (5.46m x 3.91m )

There is a feature vaulted ceiling with cascading pendant light, fitted wardrobes, radiator, dual aspect UPVC double glazed window to the side and feature arched window to front elevation.

### **EN-SUITE**

9'2 x 3'11 (2.79m x 1.19m)

Newly appointed with a double shower enclosure with a thermostatic shower, pedestal wash hand basin and a low flush WC, complementary half wall tiling and matching tiled flooring, heated towel radiator, inset spot lighting, UPVC double glazed window to the side elevation and an extractor fan.

### **BEDROOM TWO**

12'1 x 11'11 (3.68m x 3.63m)

A generous double room with fitted

wardrobes, radiator and a UPVC double glazed window to the rear elevation.

### **BEDROOM THREE**

11'8 x 9'4 (3.56m x 2.84m )

There is a radiator, UPVC double glazed window to the rear.

### **BEDROOM FOUR**

10'3 x 9'4 (3.12m x 2.84m )

Radiator and a UPVC double glazed window to the front elevation.

### **FAMILY BATHROOM**

7'1 x 6'4 (2.16m x 1.93m )

Newly appointed with a stylish three piece suite comprising a panelled bath, pedestal wash hand basin and a low flush WC. Complementary half tiling with matching flooring, heated towel radiator, extractor fan, UPVC double glazed window to the rear elevation and inset spot lighting.

### **OUTSIDE**

To the front of the property is a double tarmac driveway providing ample off road



parking and leading to the integral garage. A lawned fore garden with neat hedge and topiary trees.

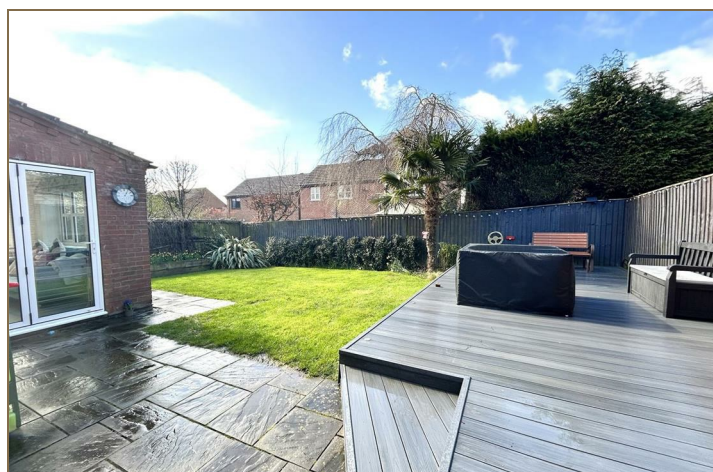
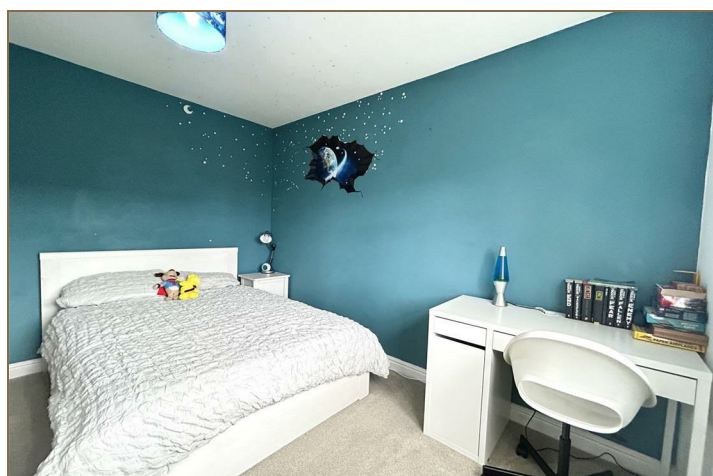
### **GARAGE**

17'6 x 9'1 (5.33m x 2.77m )

Having an up and over door, light, power and the wall mounted boiler serves the domestic hot water and central heating system.

### **GARDEN**

Paths to both sides of the property allow access to the sunny south westerly facing garden, which is mainly laid to lawn with mature trees, shrubs and flowering plants to the borders. A paved patio and large composite decked seating area is perfect for alfresco dining and entertaining. There is an outside tap, lighting and external power points.



## Road Map



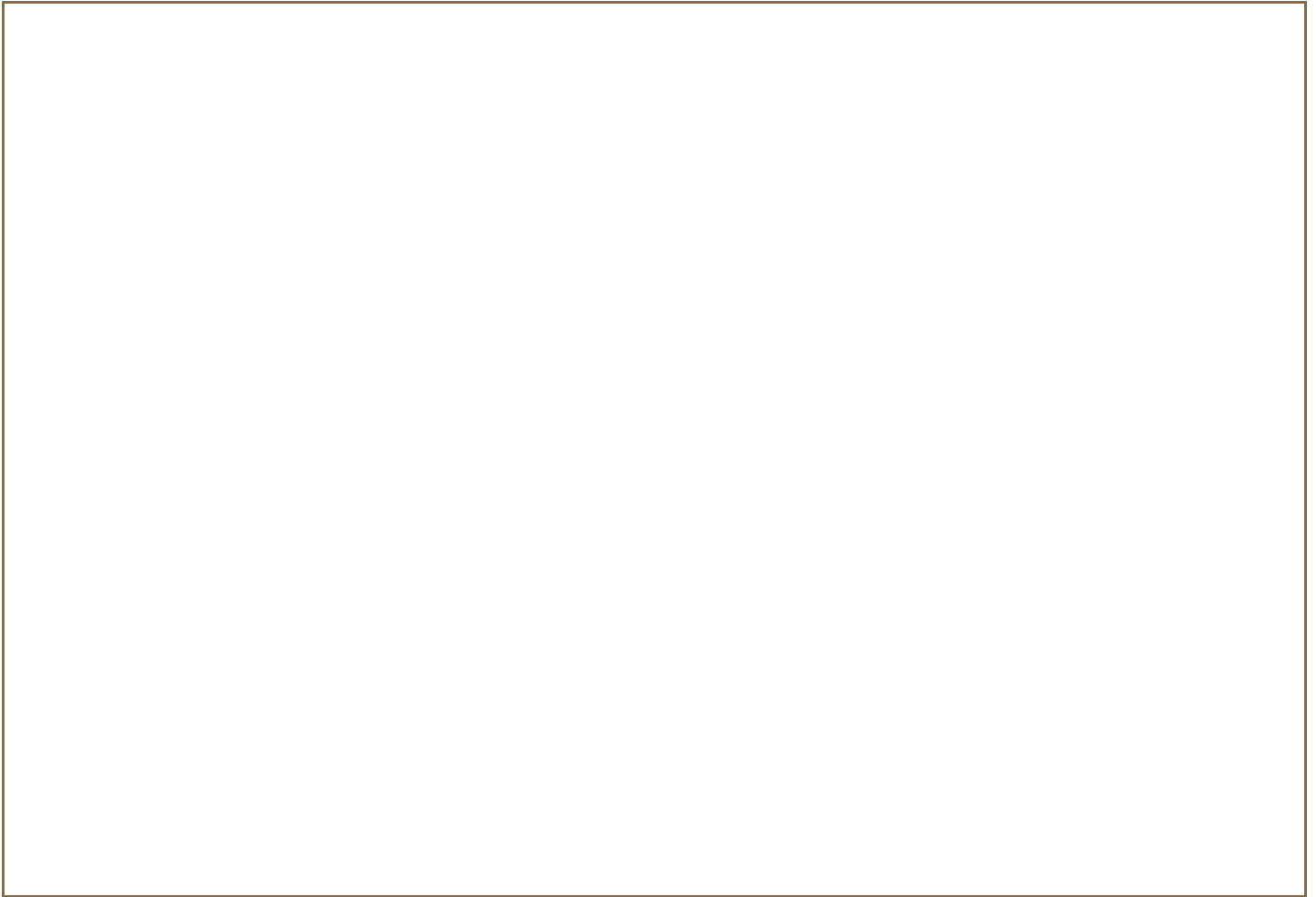
## Hybrid Map



## Terrain Map



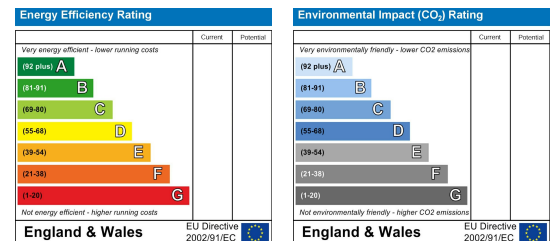
## Floor Plan



## 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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