



## 10 Ryegrass Close, Belper, DE56 0DZ

**£380,000**

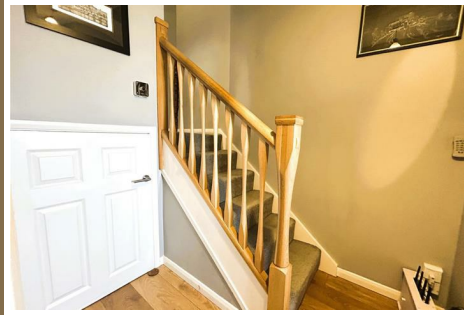


A beautifully presented modern family home, situated in a cul de sac location offering beautifully extended four double bedroomed accommodation with a generous driveway, garage and an enclosed mature garden. Viewing is strongly recommended.



# 10 Ryegrass Close, Belper, DE56 0DZ

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The welcoming family home offers generously proportioned modern accommodation comprising an entrance hallway, guest WC, spacious lounge diner, well appointed fitted breakfast kitchen, four generous bedrooms, principal with ensuite shower and a luxury family bathroom.

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

To the front of the property is a lawned fore garden with a generous driveway providing ample off road parking and leads to an integral garage. The mature rear garden is laid to lawn with a patio area, summerhouse and greenhouse.

Situated on a popular development close to Belper and its excellent amenities ie: schools, shopping, railway station, bars, restaurants and leisure facilities. Renowned for its historic mills, character and charm Belper has easy access to Derby, Nottingham and major road links, A38, M1 and A6, which provides the gateway to the stunning Peak District and Derbyshire Dales.

## ACCOMMODATION

A half glazed composite entrance door allows access.

## ENTRANCE HALLWAY

Having oak flooring, radiator useful understairs storage cupboard and bespoke oak stairs climb to the first floor.

## GUEST WC

Having a low flush WC, wall mounted wash hand basin with splash back tiling, oak flooring, radiator and a UPVC double glazed window to the front.

## LOUNGE DINER

27'10 x 10'1 max overall measurements (8.48m x 3.07m max overall measurements)

A naturally light and spacious room with a box bay UPVC double glazed window to the front enjoying views over Belper. There is coving, wall lighting, telephone point, TV aerial point, two radiators and a contemporary marble fire surround with matching hearth, housing a living flame gas fire. The dining area has UPVC double glazed French doors opening onto the garden and a door into :

## IMPRESSIVE BREAKFAST KITCHEN

12'9 x 15' max overall measurements (3.89m x 4.57m max overall measurements)

Comprehensively appointed with a range of oak effect base cupboards, drawers and eye level units with granite work surface over incorporating an inset sink drainer with upstand and mixer tap. Integrated appliances include a gas range cooker with a five ring hob and twin ovens, extractor hood, dishwasher, fridge and plumbing for a washing machine. There is inset spot lighting, under plinth lighting, radiator UPVC double glazed

window overlooking the garden and a half glazed UPVC entrance door allows access. A personal door opens into the garage.

## TO THE FIRST FLOOR

### LANDING

There is a bespoke oak balustrade, useful in built store cupboard, radiator and access to the part boarded roof void.

### BEDROOM ONE

15'11" x 11'4" max measurements (4.86 x 3.47 max measurements)

There are two UPVC double glazed windows to the front elevation enjoying open views over Belper and its countryside, two radiators and TV aerial point.

### ENSUITE SHOWER ROOM

Beautifully appointed with a double shower enclosure with rainfall thermostatic shower, vanity wash hand basin with useful storage beneath and a low flush WC. There is complementary tiling, ceramic tiled flooring with under floor heating, heated towel

radiator, inset spot lighting, extractor fan and a UPVC double glazed window to the side elevation.

### BEDROOM TWO

13' x 8'10 (3.96m x 2.69m)

A well proportioned room with two UPVC double glazed windows to the rear elevation, two radiators and a television aerial point.

### BEDROOM THREE

11'10 x 8'11 max (3.61m x 2.72m max )

Having a UPVC double glazed window to the front elevation, which enjoys views, radiator and TV aerial point.

### BEDROOM FOUR

9'11 x 8'2 (3.02m x 2.49m )

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

### FAMILY BATHROOM

Appointed with a three piece suite comprising a panelled bath with a thermostatic shower over, pedestal wash hand basin and a low flush WC. There is complementary wall tiling,



heated towel radiator, ceramic tiled flooring with under floor heating and a UPVC double glazed window to the side elevation.

### OUTSIDE

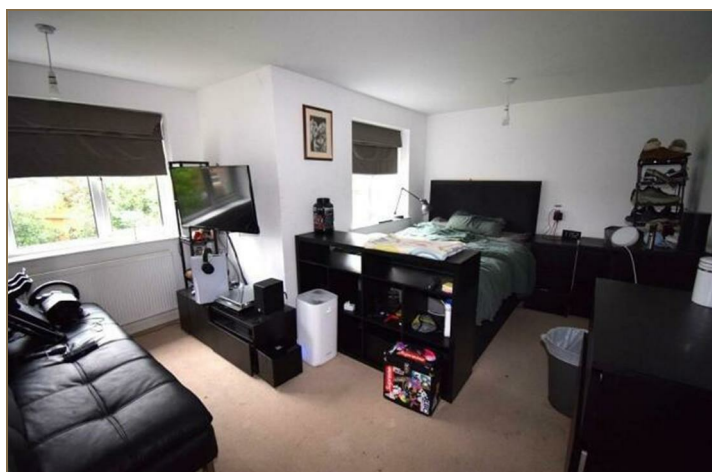
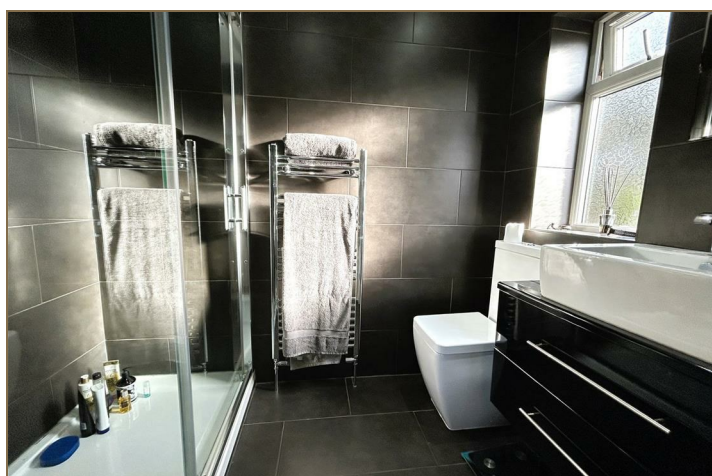
To the front of the property is a generous lawned fore garden with a driveway providing off road parking for several vehicles and leading to an integral garage. A gate to the side allows access to the rear garden.

### GARAGE

Having an up and over door, light, power and a personal door opens into the property. A wall mounted Baxi boiler serves the domestic hot water and central heating system.

### GARDEN

The mature rear garden is laid to lawn with a paved patio area, greenhouse and a raised side garden.





Road Map



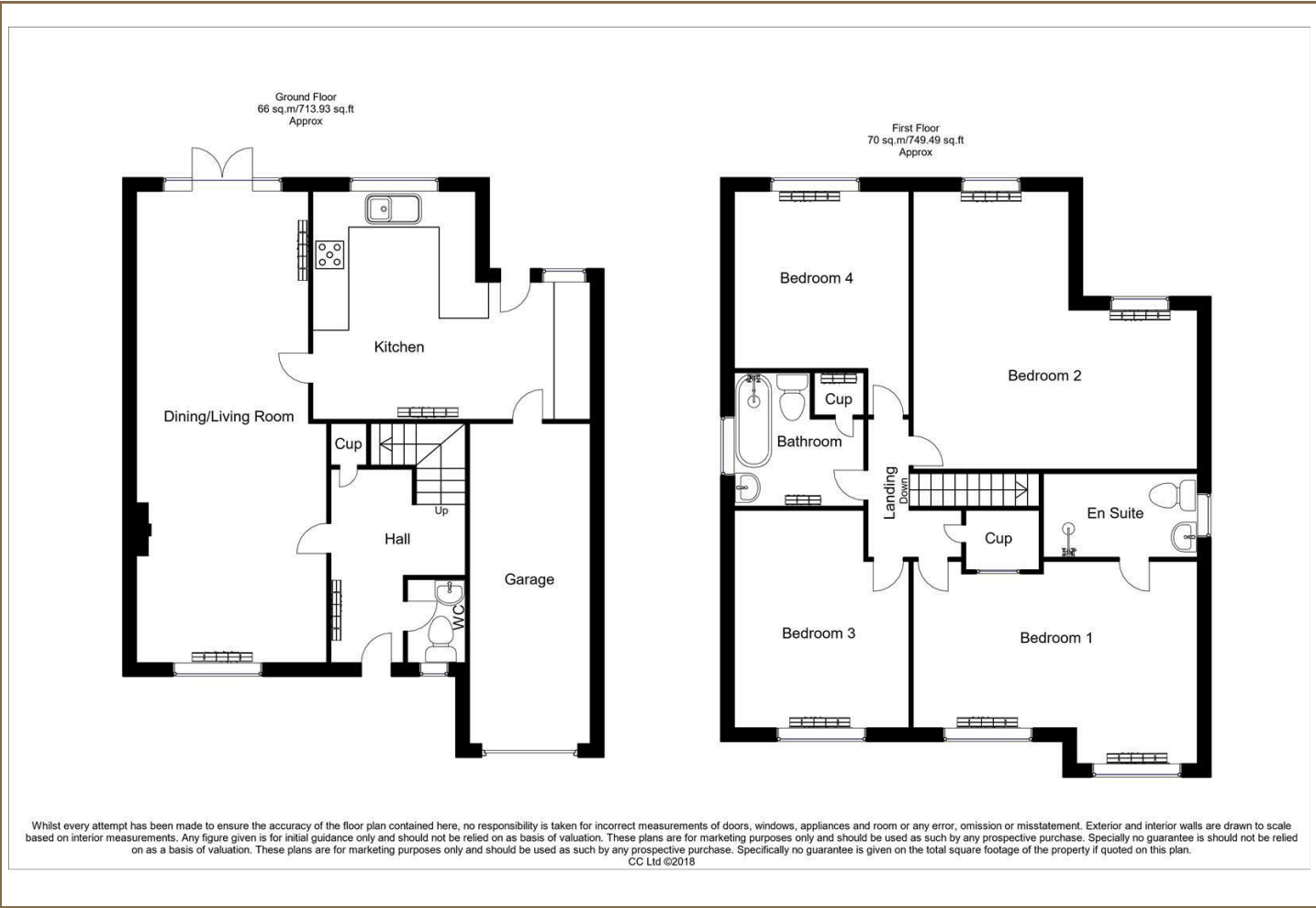
Hybrid Map



Terrain Map



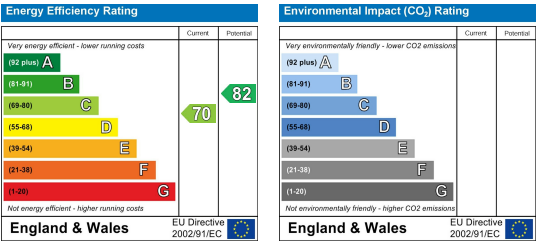
Floor Plan



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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