



## 20 Ladywood Avenue, Belper, DE56 1HS

**£345,000**



A beautifully presented family home offering well proportioned three bedroom accommodation with a conservatory, generous garden, driveway and garage. Situated in a popular location close to Belper and its excellent amenities. Viewing is highly recommended.





# 20 Ladywood Avenue, Belper, DE56 1HS

£345,000



The well presented family accommodation comprises an entrance hallway, guest WC, lounge, dining room, conservatory and a fitted kitchen. To the first floor there are three good sized bedrooms and a bathroom.

Benefitting from UPVC double glazed windows and doors, gas central heating fired by a combi boiler.

To the front of the property is a lawn garden with generous driveway providing off road parking and leads to a detached garage. The enclosed rear garden is mainly laid to lawn with a sunny decked seating area, perfect for alfresco dining and entertaining.

Situated conveniently within walking distance of Belper and on a bus route. The town has a busy railway station, excellent schools, shopping, bars restaurants and leisure facilities. There is easy access to Derby and Nottingham via major road links ie : A38, M1 and A6, which provides the gateway to the stunning Peak District.

## ACCOMMODATION

There is a storm porch and a half glazed UPVC entrance door allows access.

## ENTRANCE HALLWAY

Having a radiator, vinyl flooring, coving and stairs climb to the first floor.

## GUEST WC

There is a low flush WC and UPVC double glazed window to the side.

## LOUNGE

14'6 x 13' (4.42m x 3.96m )

Having a large UPVC double glazed window to the front, coving, radiator, TV aerial point, telephone point, smart wall lighting and a stone effect fire surround with a marble hearth and insert housing a gas fire. Open into :

## DINING ROOM

9'5 x 9'2 (2.87m x 2.79m )

There is wood grain flooring, radiator and UPVC double glazed patio doors open into :

## CONSERVATORY

10'8 x 10'6 (3.25m x 3.20m )

Constructed with a brick base, UPVC double glazed windows and doors and a triple polycarbonate roof. There is light, power, porcelain tiled flooring, wall lights and an electric heater.

## KITCHEN

9' x 8'3 (2.74m x 2.51m )

Beautifully appointed with a range of white base cupboards, drawers and eye level units with quartz effect work surface over incorporating a one and half bowl sink drainer with mixer taps and upstand. Integrated appliances include an electric oven, microwave, induction hob, extractor hood, dishwasher, washing machine and a fridge. There is a useful under stairs pantry with shelving and storage, wood grain flooring, radiator, LED plinth lighting, dual aspect UPVC double glazed windows overlook the garden to the rear and side, whilst a half glazed UPVC entrance door allows access.

## TO THE FIRST FLOOR

## LANDING

There is a UPVC double glazed window to the side elevation, in-built airing cupboard houses the combi boiler and there is access to the part boarded roof void.

## BEDROOM ONE

11'8 x 11' + wardrobe recess (3.56m x 3.35m + wardrobe recess )

Having a range of in-built wardrobes with hanging and shelving, radiator, wall lighting and a UPVC double glazed window to the front elevation.

## BEDROOM TWO

10'11 x 9'4 (3.33m x 2.84m )

There is a UPVC double glazed window to the rear elevation enjoying views, radiator and a TV aerial point.

## BEDROOM THREE

8'6 x 10'9 max (2.59m x 3.28m max )

An extended room with dual aspect UPVC double glazed windows to the front and side elevations, an in-built chest and double depth built-in wardrobe provide excellent storage, coving and radiator.

## FAMILY BATHROOM

6'8 x 5'5 (2.03m x 1.65m )

Appointed with a three piece white suite comprising a panelled bath with a thermostatic shower over, pedestal wash hand basin and a low flush WC. There is complementary full tiling, inset spot lighting, extractor fan, heated towel radiator, vinyl flooring and a UPVC double glazed window to the rear elevation.

## OUTSIDE

To the front of the property is a lawned fore garden with an open canopy storm porch and a double driveway providing ample off road parking. A secure gate allows access to a further hardstanding and garage.

## GARAGE

Having up and over door, light and power.

## GARDEN

The generous rear garden is laid to lawn with a paved patio, a sunny decked seating area, with external light and power, perfect for entertaining. There is an outside tap.





Road Map



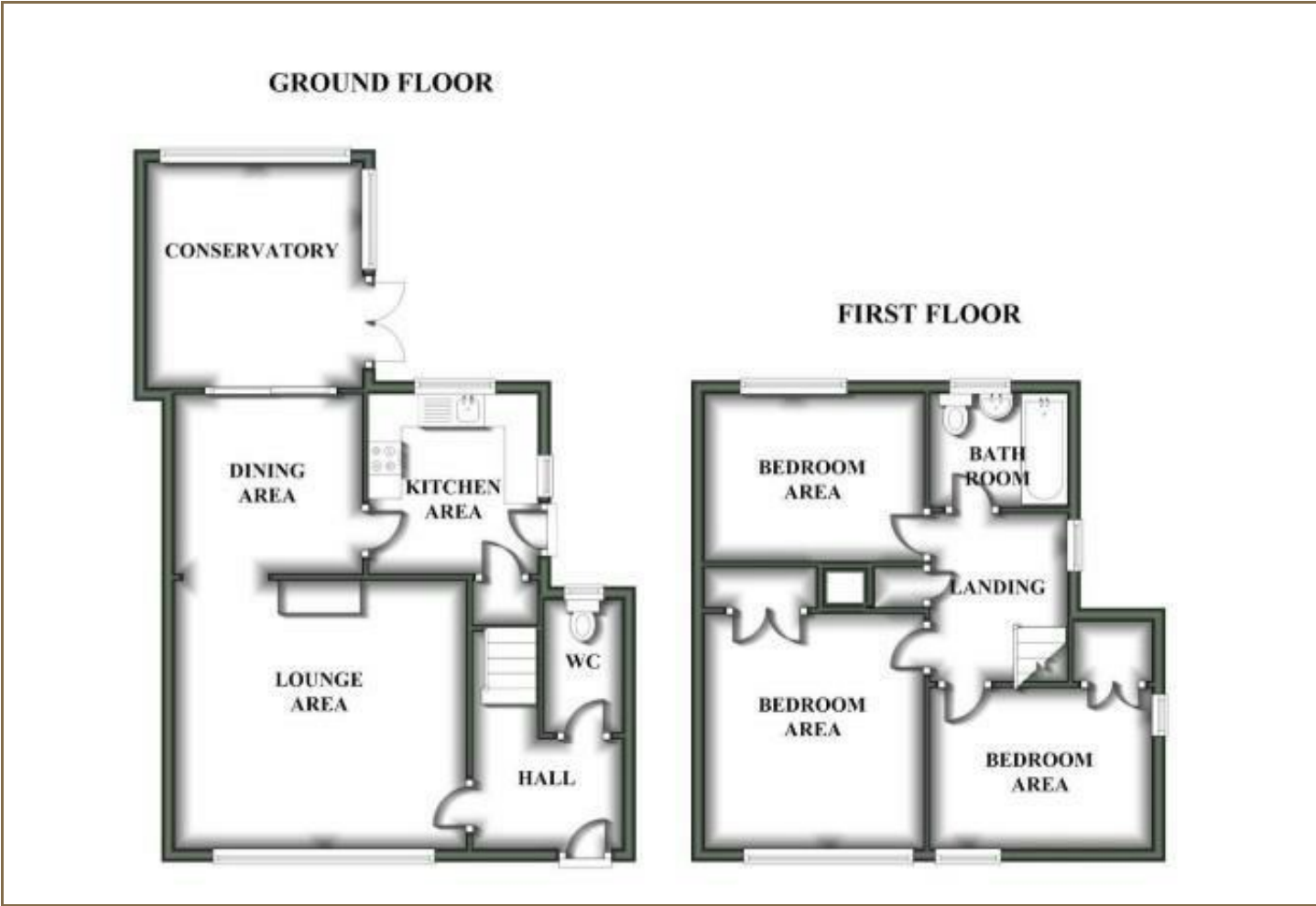
Hybrid Map



Terrain Map



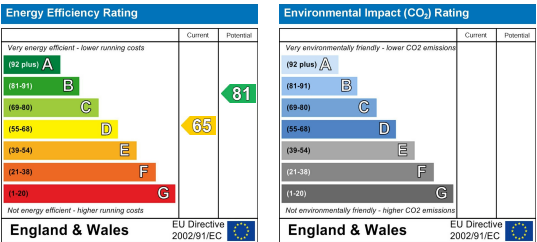
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)