



17 Jodrell Avenue, Belper, DE56 0DY

£400,000



A deceptively spacious modern detached property offering 3/4 bedroom accommodation over three levels. The well presented family home has a driveway providing ample car parking, garage and a sunny tiered garden. Situated conveniently close to Belper and its excellent local amenities. Viewing is strongly recommended.



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The welcoming accommodation has a reception hallway with access to the garage, guest WC, lounge and a versatile room currently used as a bedroom. The lower ground floor has an impressive living dining kitchen, beautifully appointed with a quality units, which opens into a 'P' shaped conservatory. To the first floor there is a gallery landing with a family bathroom and three double bedrooms (principal bedroom with en-suite shower room and built-in wardrobes).

Benefitting from UPVC double glazed windows and doors and gas central heating fired by a Vaillant Ecotec boiler and the hot water supplied by a hot water cylinder.

To the front of the property is a tarmac driveway providing off road parking with EV charger, leading to an integral garage. Steps to the side provide access to the rear south facing garden. There is a sunny paved patio with further steps leading to a terraced garden benefitting from the dappled shade of mature trees.

Situated conveniently close to excellent local amenities, ie schools, leisure centre and bus routes, yet with easy access to Belper with its independent shopping, busy railway station, popular bars, restaurants and leisure facilities. Belper is renowned for its historic mills, character and charm, within reach of major road links to Derby and Notttingham

via A38, M1 and A6, which provides the gateway to the stunning Peak District.

ACCOMMODATION

An open storm porch with exterior lighting and a half glazed UPVC entrance door allows access.

RECEPTION HALLWAY

There is a UPVC double glazed window to the front, radiator, wood grain Karndean flooring, a range of coat hangings, telephone point and stairs lead to the lower ground floor and to the first floor. A personal door opens into the garage.

GUEST WC

Appointed with a low flush WC and a wall mounted wash hand basin with splash back tiling, UPVC double glazed window, radiator and there is access to stop cock.

LOUNGE

13'1 x 10'7 extending to 13'11 (3.99m x 3.23m extending to 4.24m)

Having twin UPVC double glazed windows to the rear elevation enjoying far reaching views, radiator, dado rail, TV aerial point, satellite connection, telephone point, coving and an Adams style fire surround with marble insert and hearth houses a living flame gas fire with pebble detail.

BEDROOM FOUR

11'9 x 7'5 (3.58m x 2.26m)

There is a UPVC double glazed window to the

rear elevation enjoying views, radiator and coving.

TO THE LOWER GROUND FLOOR

Stairs provide access to the lower floor. There is a generous under stairs cupboard providing storage and a glazed door opens into :

IMPRESSIVE LIVING DINING KITCHEN

20'10 x 12'6 (6.35m x 3.81m)

Comprehensively appointed with a stylish range of grey high gloss units with a zebrano finish base cupboards, drawers and eye level units with quartz effect solid surface over incorporating an inset sink drainer with mixer taps, boiling hot water tap, upstand and glazed splash back. The work surface extends to a breakfast bar with a recycling unit. Integrated appliances include Zanussi double electric oven and grill, induction hob, extractor hood, dishwasher, automatic washing machine and housing for an American style fridge freezer. There is a

double larger pantry cabinet with electrical sockets, pop up sockets with USB, under plinth LED lighting and plinth lights, vertical radiator, Karndean tile effect flooring and French doors open into the conservatory. The dining area has matching flooring, inset spot lighting and sliding patio doors provide access to the :

CONSERVATORY

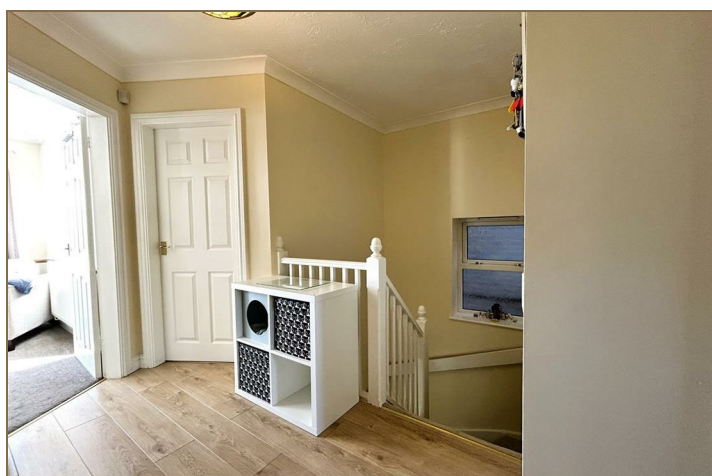
21'7 x 11'5 (6.58m x 3.48m)

Constructed with a brick base, UPVC double glazed windows, doors and apex window with a triple polycarbonate roof, wood effect flooring, light, power and a TV aerial point.

TO THE FIRST FLOOR

GALLERY LANDING

There is a decorative balustrade, UPVC double glazed window to the side elevation, radiator and a built-in airing cupboard providing linen storage and housing the hot water cylinder.



BEDROOM ONE

13'7 x 9'3 (4.14m x 2.82m)

There is a UPVC double glazed bow window to the front elevation with deep sill, radiator, dado rail, in-built double wardrobe provides hanging and shelving, radiator and a TV aerial point.

EN-SUITE SHOWER ROOM

Appointed with a shower enclosure with a thermostatic rainfall shower, vanity wash hand basin and low flush WC. There is complementary half tiling, radiator, extractor fan, shaver point with light and a UPVC double glazed window to the side elevation.

BEDROOM TWO

10'10 x 10'3 (3.30m x 3.12m)

There are two UPVC double glazed windows to the rear elevation enjoying far reaching views, radiator and a TV aerial point.

BEDROOM THREE

10'5 x 9'8 (3.18m x 2.95m)

Having twin UPVC double glazed windows to the rear elevation, radiator and a TV aerial point.

FAMILY BATHROOM

8'3 x 5'9 (2.51m x 1.75m)

Appointed with a three piece suite comprising a panelled bath with a thermostatic shower, pedestal wash hand basin and a low flush WC, complementary half tiling, ceramic tiled flooring, extractor fan, shaver point with light and twin UPVC double glazed windows to the side elevation.

OUTSIDE

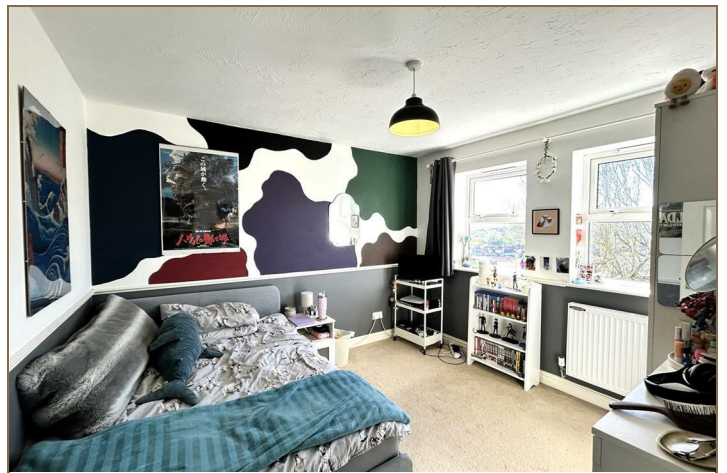
To the front of the property is a double tarmac driveway providing ample off road parking and leading to an integral garage. An open storm porch has light, EV charger and a path to the side and steps provide access to the rear.

GARAGE

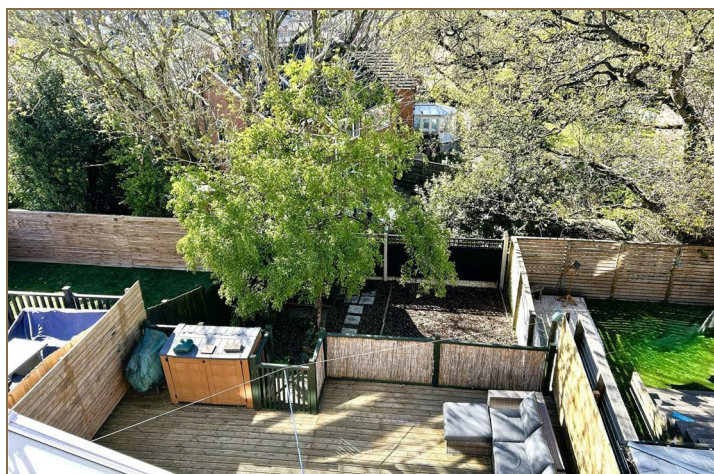
17'1 x 9'6 (5.21m x 2.90m)

Having light, power, up and over door, personal door into the hallway and the wall mounted boiler serves the central heating system.

GARDEN



The rear garden has a sunny elevated patio with steps leading to the tiered garden with raised beds and a bark play area. There is a wooden garden shed, outside tap, lighting and power point.



Road Map



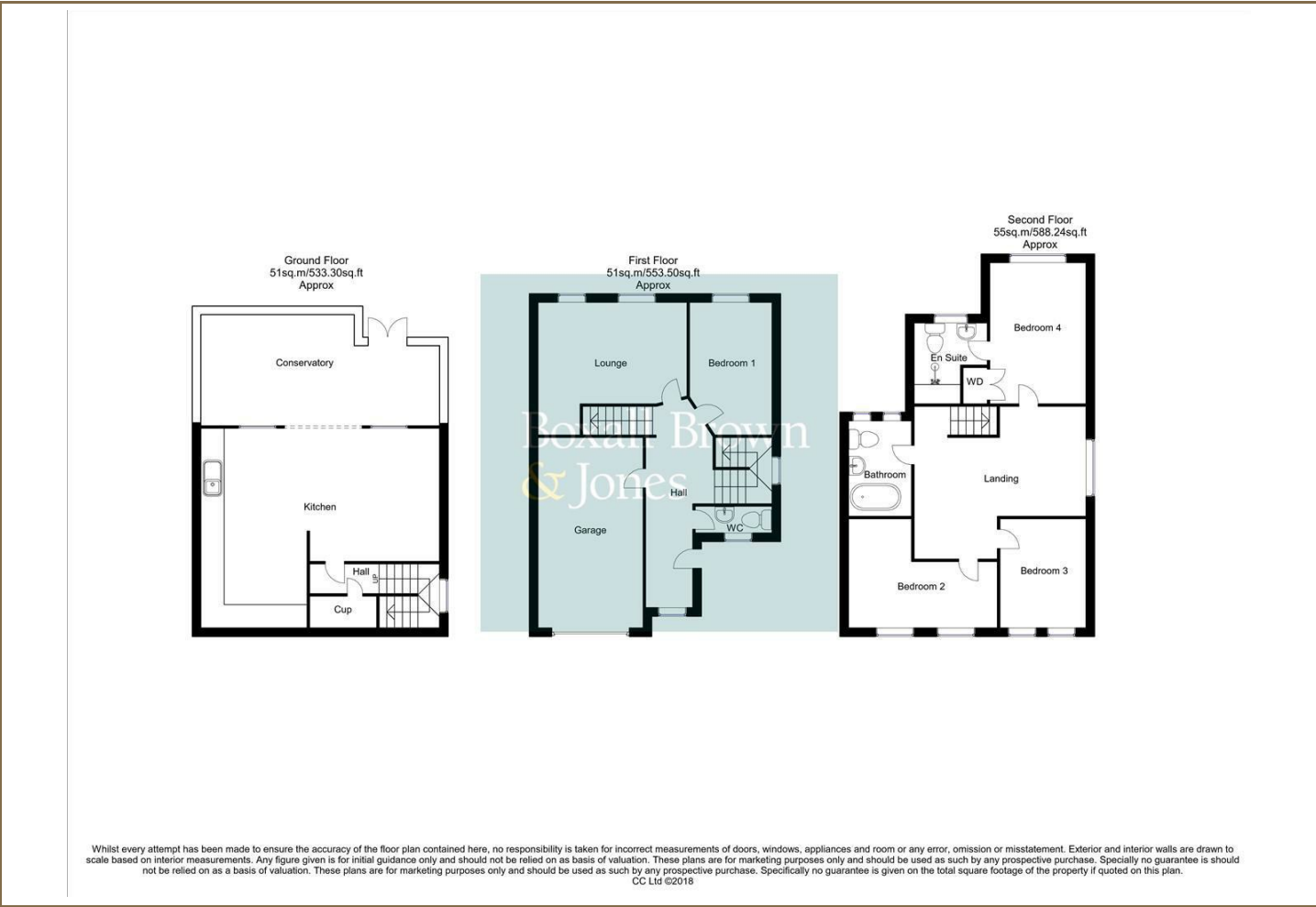
Hybrid Map



Terrain Map



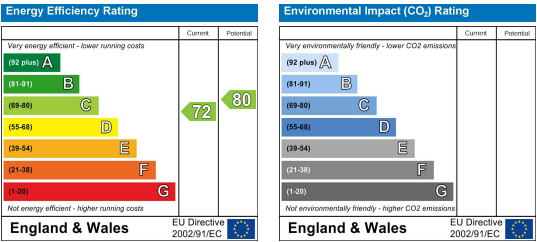
Floor Plan



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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