

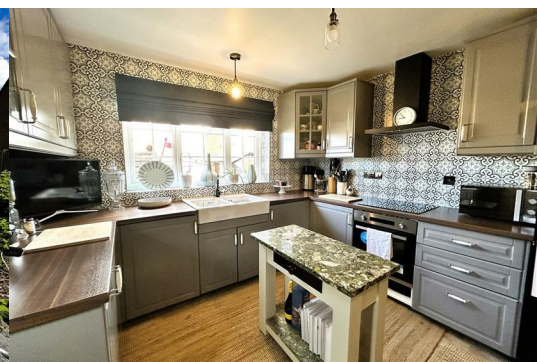


16 Ash Acre, Belper, DE56 0DJ

£264,950



A beautifully presented modern three bedroom family home situated in a quiet cul de sac location close to Belper and its local amenities. There is allocated car parking with front and rear gardens. Viewing is strongly recommended.



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The welcoming accommodation comprises an entrance porch, generous lounge through diner and an impressive breakfast kitchen. To the first floor there are three bedrooms and a family bathroom

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

To the front of the property is a lawned fore garden. A path to the side provides access to the rear enclosed garden with a sunny patio, vegetable garden with raised beds. There is an allocated car parking space in the adjacent car park.

Situated conveniently close to Belper and its local amenities. Having a busy railway station, excellent schools, shopping, bars, restaurants and leisure facilities. There is easy access to Derby and Nottingham via A38, M1 and A6, which provides the gateway to stunning Peak District.

ACCOMMODATION

A UPVC double glazed entrance door allows access.

PORCH

Having vinyl flooring and a over head cupboard.

LOUNGE DINER

21'7 x 12'2 overall measurements (6.58m x 3.71m overall measurements)

LOUNGE AREA

14'2 x 12'2 (4.32m x 3.71m)

There is a UPVC double glazed window to the front, wall lighting, radiator, TV aerial point and stairs climb to the first floor. Open into :

DINER

7'5 x 12'2 (2.26m x 3.71m)

There is a radiator, wall lighting and window to the side.

KITCHEN

11'7 x 11'4 (3.53m x 3.45m)

Comprehensively appointed with a range of grey shaker style base cupboards, drawers, eye level units and glazed display cabinets with dark wood effect rolled top work surface over incorporating a porcelain Butlers sink with mixer taps and patterned splash back tiling. Integrated appliances include an induction hob, electric oven, extractor hood, plumbing for a washing machine and space for a fridge freezer. There is a second brass wash hand basin, vinyl flooring, shelving pendant lighting, a UPVC double glazed window to the rear, a half glazed entrance door opens to the side and the wall mounted Baxi boiler (serves the domestic hot water and central heating system).

TO THE FIRST FLOOR

LANDING

There is a built-in airing cupboards and access to the roof void.

BEDROOM ONE

11'4 x 11'1 (3.45m x 3.38m)

Having a radiator, UPVC double glazed window to the rear elevation and white wash timber effect flooring.

BEDROOM TWO

11'10 x 6'10 extending to 8'5 (3.61m x 2.08m extending to 2.57m)

There is a UPVC double glazed window to the front elevation, radiator and a built-in cabin bed over the bulk head.

BEDROOM THREE

9'2 x 7'1 (2.79m x 2.16m)

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

BATHROOM

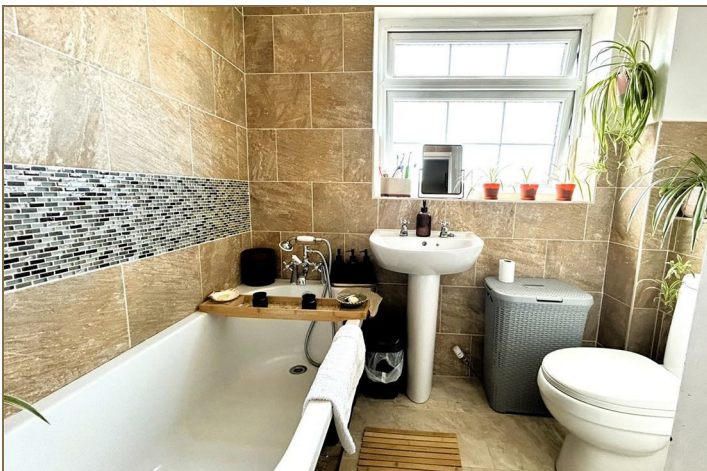
Appointed with a panelled bath with mixer shower attachment taps, pedestal wash hand basin and a low flush WC. There is complementary full tiling, ceramic tiled flooring, radiator and a UPVC double glazed window to the side elevation.

OUTSIDE

To the front of the property is a lawned fore garden with a sunny seating area and a path to the side. The adjacent driveway leads to a communal car park, where the property has one car parking space.

GARDEN

The enclosed rear garden is laid with faux grass. There is a sunny paved patio, perfect for alfresco dining and entertaining. The vegetable garden has raised beds and storage shed, outside lighting, tap and power points.



Road Map



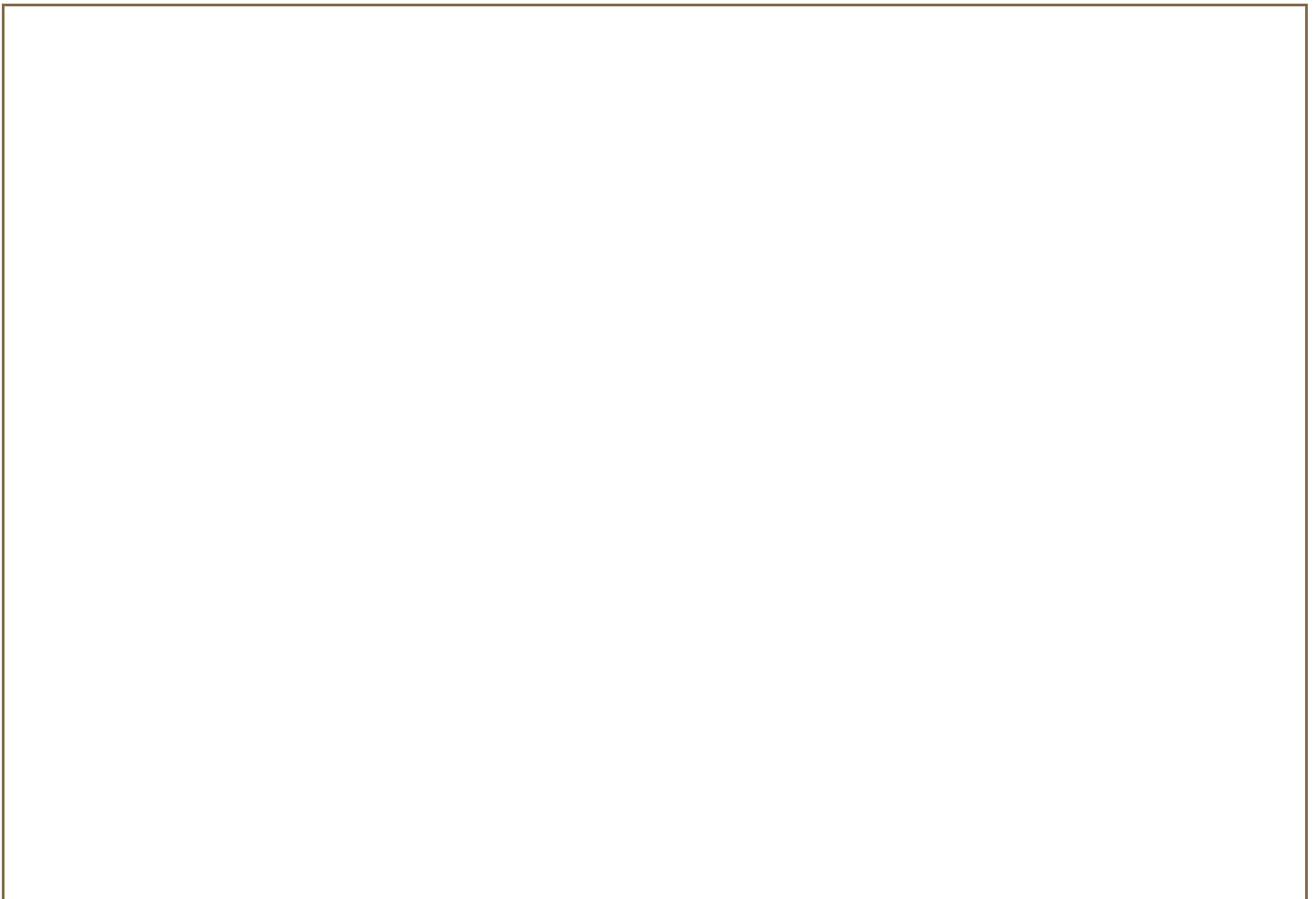
Hybrid Map



Terrain Map



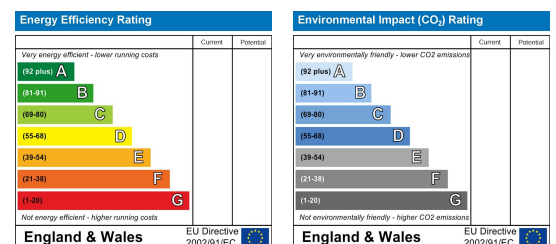
Floor Plan



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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