Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

21 Bradwell Way, Belper, DE56 1NJ

£375,000

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Offered with vacant possession/ no chain. A modern detached four bedroom family home situated in a popular location close to Belper and excellent local amenities. Driveway, garage and garden. Viewing is strongly recommended.

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The well maintained and beautifully presented family home offers well appointed accommodation comprising an entrance hallway, lounge with box bay window with French doors opening into the dining room and patio doors providing access to the garden, fitted kitchen with integrated appliances, separate utility room and guest WC. To the first floor there is a gallery landing, family bathroom, four good sized bedrooms with fitted wardrobes and the principal bedroom with ensuite shower room.

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

To the front of the property is a lawned fore garden with a double driveway providing ample off road parking and leading to an integral garage. The rear garden is laid to lawn with a sunny paved patio and mature trees and shrubs.

The property is conveniently situated close to excellent local amenities and Belper with its busy railway station, excellent schools, shopping, bars, restaurants and leisure facilities. Having 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
A half glazed UPVC entrance door allows access.

ENTRANCE HALLWAY
There is a UPVC double glazed window to the front, telephone point, radiator and stairs climb to the first floor.

SITTING ROOM
18'9 x 10' 7 (5.72m x 3.05m 2.13m)
Having a UPVC double glazed box bay window to the front, radiator, TV aerial point, coving and glazed French doors open into :

DINING ROOM
10'8 x 8'10 (3.25m x 2.69m)
There is coving to the ceiling, radiator and UPVC double glazed patio door provide access to the garden.

FITTED KITCHEN
10'2" x 12'0" max measurements (3.10m x 3.66m max measurements)
Appointed with a range of white base cupboards, drawers and eye level units with granite work surface over incorporating an acrylic sink drainer with mixer taps and splash back tiling. Integrated appliances include an electric double oven and grill, gas hob, extractor hood, space for a fridge freezer. There is a UPVC double glazed window overlooking the garden and vinyl flooring.

UTILITY ROOM
8'3 x 6'10 (2.51m x 2.08m)
Having a larder cupboard, plumbing for a washing machine and dishwasher, radiator, half glazed entrance door allows access to the rear. A wall mounted Baxi combi boiler serves the domestic hot water and central heating system.

GUEST WC
There is a low flush WC, wall mounted wash hand basin with splash back tiling, radiator, extractor fan and a UPVC double glazed window to the side.

ON THE FIRST FLOOR

GALLERY LANDING
There is a UPVC double glazed window to the side elevation, radiator, a built-in airing cupboard provides linen storage and there is access to the part boarded roof void.

BEDROOM ONE
13'11 max x 11'5 + wardrobe recess (4.24m max x 3.48m + wardrobe recess)
There is a range of built-in wardrobes providing hanging and shelving, radiator and a UPVC double glazed window to the front elevation.

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

BEDROOM TWO
10'4 x 8'5 (3.15m x 2.57m)
There is a UPVC double glazed window to the rear elevation, radiator and a built-in double wardrobe providing hanging and shelving.

BEDROOM THREE
11'7 x 9'7 (3.53m x 2.92m)
Fitted with a built-in triple wardrobe providing hanging and shelving, radiator and a UPVC double glazed window to the rear elevation.

BEDROOM FOUR

FAMILY BATHROOM

OUTSIDE

GARAGE

GARDEN

BEDROOM FOUR
7'5 x 6'9 (2.26m x 2.06m)
Currently used as a home office with a built-in wardrobe, radiator and a UPVC double glazed window to the rear elevation.

BATHROOM
Appointed with a three piece suite comprising a panelled bath with mixer taps, pedestal wash hand basin and low flush WC, complementary half tiling, extractor fan, radiator and a UPVC double glazed window to the rear elevation.

OUTSIDE
To the front of the property is a lawned fore garden with a double driveway providing ample off road parking and leading to the integral garage. A path to the side provides access to the rear enclosed garden.

GARAGE
Having an up and over door, light and power.

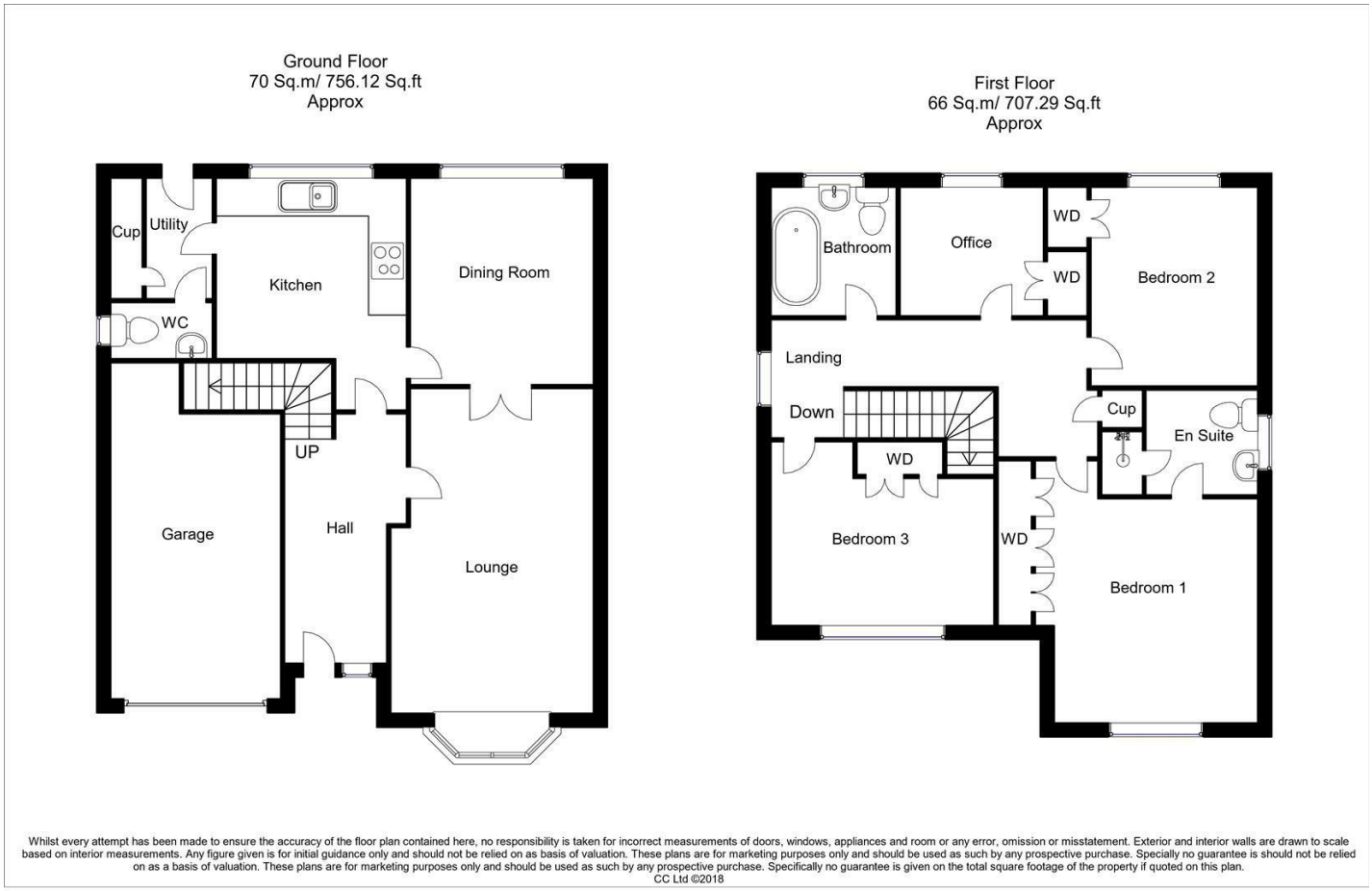
REAR GARDEN
The fully enclosed rear garden is laid to lawn with mature trees, shrubs and flowering plants, sunny patio and outside lighting.

Road Map

Hybrid Map

Terrain Map

Floor Plan



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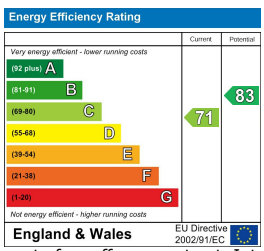
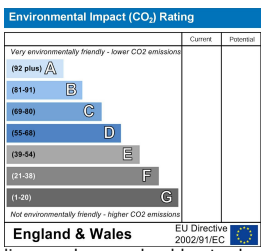
Viewing

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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