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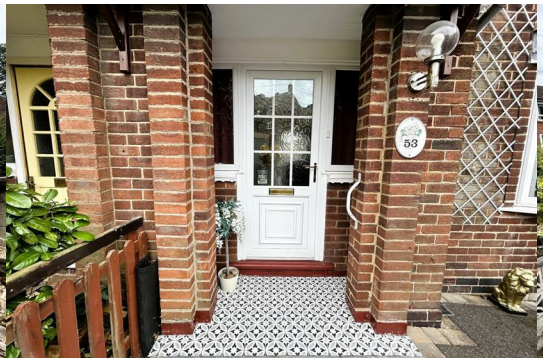
53 Acorn Drive, Belper, DE56 1EL

Price Guide £225,000

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Offered with vacant possession/no chain. A traditional semi detached family home offering two double bedroom accommodation, situated in a quiet cul de sac location with off road parking, sunny rear garden with an open aspect and countryside view over Belper. Viewing is strongly recommended.







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The welcoming accommodation is well maintained has an open storm porch, entrance hallway, sitting room with feature fireplace and an open plan dining kitchen with open views to the rear. To the first floor there are two double bedroom, bathroom and separate WC.

Benefitting from UPVC double glazed windows and doors and gas central heating.

To the front of the property is a tarmac driveway providing off road parking and an open storm porch. a secure gate to the side provides access to the rear garden. The sunny lawned garden is tiered with an open aspect and far reaching countryside views over Belper and the iconic East Mill.

The property is within easy walking distance of Belper and its busy railway station. Having excellent schools, shopping, bars, restaurants and leisure facilities. Belper is renowned for its historic mills, character and charm with the River Derwent flowing through the valley. 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 and Derbyshire Dales.

ACCOMMODATION

There is an open storm porch with patterned ceramic tiled floor and a light. A half glazed UPVC entrance door opens into :

ENTRANCE HALLWAY

Having a UPVC double glazed window to the front, radiator, useful under stairs recess with a range of coat hanging and the electrical installation. Stairs climb to the first floor.

SITTING ROOM

12'5 x 12'3 (3.78m x 3.73m)

Having a UPVC double glazed bow window to the front, radiator, wall lighting and a mahogany fire surround with a slate hearth houses a gas fire with a back boiler (serving the domestic hot water and central heating system).

DINING KITCHEN

18'9 x 11'2 overall measurements (5.72m x 3.40m overall measurements)

Appointed with a range of oak effect base cupboards, drawers and eye level units with granite effect rolled top work surface over incorporating a one and a half bowl composite sink drainer with mixer taps and splash back tiling. Integrated electric oven and grill, gas hob, extractor fan, space for a fridge, freezer, tumble dryer and plumbing for a washing machine. There is an electric storage heater, radiator, illuminated recess with work surface and two UPVC double glazed picture windows to the rear elevation enjoying an open aspect and views over the Derwent Valley. A UPVC entrance door opens to a side passage with access to the garden.

TO THE FIRST FLOOR

LANDING
There is access to the part boarded roof void and an in-built cupboard provides storage

BEDROOM ONE
11'11 x 11'2 (3.63m x 3.40m)
There is a radiator and a UPVC double glazed window to the rear elevation enjoying stunning far reaching views.

BEDROOM TWO
Having a UPVC double glazed window to the front elevation and a radiator.

BATHROOM
Appointed with a coloured suite comprising a panelled bath with an electric shower over and a pedestal wash hand basin, radiator, UPVC double glazed window, radiator and a built-in airing cupboard housing the copper hot water cylinder.

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

OUTSIDE
To the front of the property is a tarmac driveway providing off road parking. A secure gate to the side leads to the rear garden.

GARDEN
There is a paved patio to the side with steps leading to a lawned garden with wooden garden shed, vegetable plot with greenhouse, outside tap and lighting. There is an elevated seating area, perfect for alfresco dining and a gate to the boundary allows access to the adjacent recreation ground.









Road Map



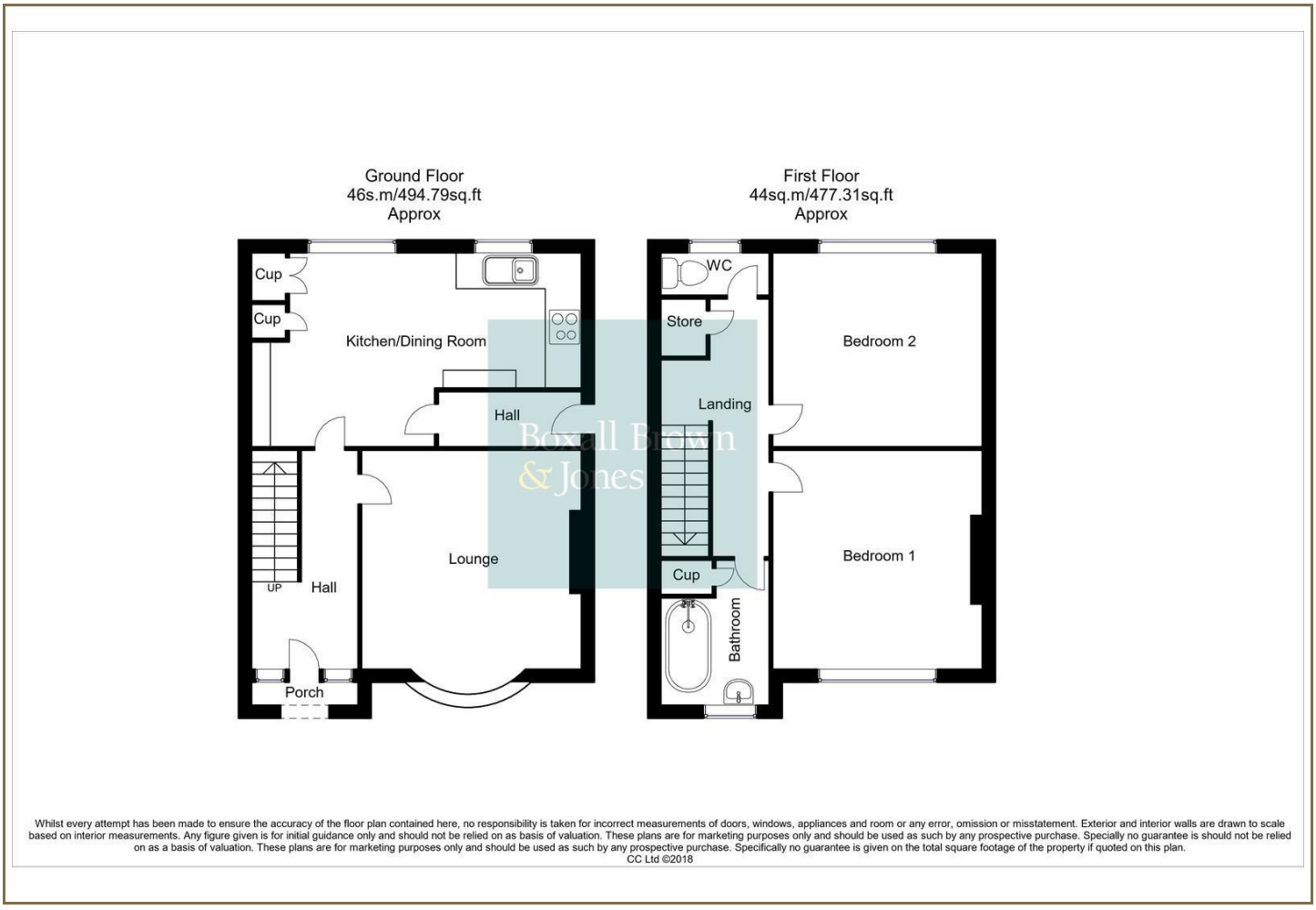
Hybrid Map



Terrain Map



Floor Plan

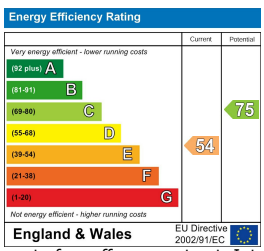


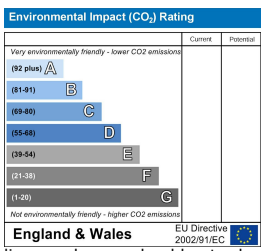
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Viewing

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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