Home 2 Sell

Quality Service For Less



59 Hillside Rise

Belper, DE56 1NH

Fixed Asking Price £159,950

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Home2sell are delighted to offer this two bedroomed cottage residence situated in a popular area of Belper which enjoys a most fine aspect and views which can only be truly appreciated when viewed. Having PVCu double glazing and gas central heating. Accommodation comprising in brief of Entrance Hall, Lounge and Dining Kitchen. To the first floor two well proportioned bedrooms and a family bathroom having a three piece suite. Off road parking to the front and to the rear an elevated low maintenance garden having outbuildings and courtyard. Viewing Essential. NO CHAIN.







Entrance Hall
The property is entered via a PVcu door having glazed insert, with quarry tile floor and staircase off to the first floor landing.

Lounge 4.55m x 2.95m max
Having two front elevation PVCu double glazed windows, feature fire surround having a raised hearth, central heating radiator, exposed polished floor boards, television point, coving to the ceiling and ceiling light.

Dining Kitchen 3.89m x 2.59m
Having a traditional fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a stainless steel sink drainer unit with chrome mixer tap. Complimentary splash back tiling, integrated electric fan assisted oven with integrated gas hob and extractor over. Space and plumbing for an automatic washing machine and space for a free standing fridge freezer. Under stairs pantry offering generous storage, central heating radiator, quarry tile flooring and ceiling lighting. Having a PVCu double glazed window to the rear elevation, and a PVCu door to the rear courtyard aspect. Wall mounted Vaillant gas combination boiler which services the domestic hot water and central heating system.

To the first floor landing

Bedroom One 12'9" reducing 8'8" x 12'0", reducing 4'3" (3.91m reducing 2.66m x 3.68, reducing 1.30m)
This generously proportioned room has two PVCu double glazed windows to the front elevation enjoying a fine aspect and views. central heating radiator and ceiling light.

Bedroom Two 11'7" x 7'1" reducing 4'11" (3.55m x 2.17m reducing 1.5m)
Having a PVCu rear elevation double glazed window, central heating radiator, fitted cupboard offering storage and ceiling light.

Family Bathroom
Having a three piece suite comprising of a bath with panelled side, pedestal hand wash basin and a close couple WC. The bathroom is finished with complementary part tiled walls and splash back tiling. Central heating radiator, parquet flooring and ceiling light.

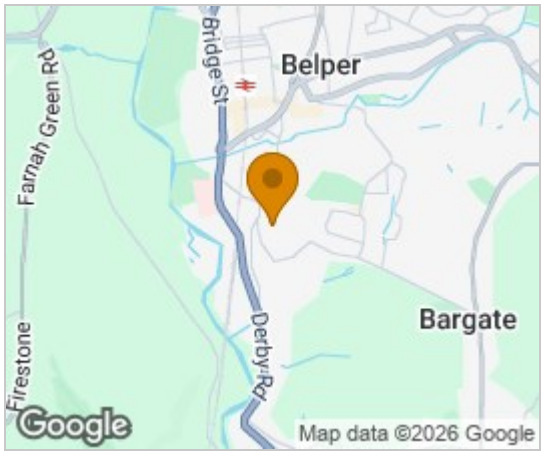
Outside
Externally to the front the property offers a driveway providing ample off road parking and to the rear is a small courtyard with two outbuildings and steps that lead up to the garden area.

Area
Hillside Rise is situated approximately a mile from the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's outer ring road provides convenient onward travel to the major trunk roads and the motorway network.

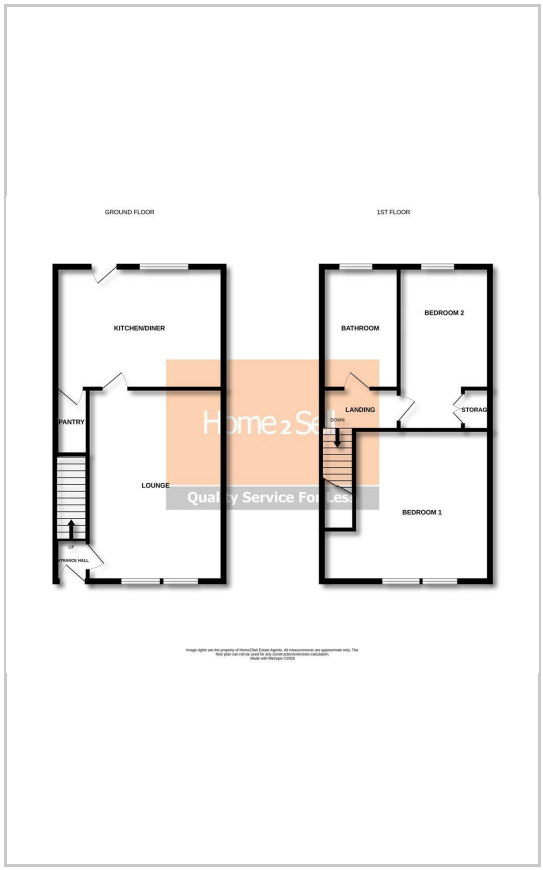
There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

Directional Note
From the Home2sell Belper office on the market place in Belper proceed left on to Queen Street which in turn becomes The Fleet continue up hill at the junction turn left then proceed up the hill as the road forks keep left up past the Chevin Mews keep left and just before the end of the road turn left again and continue to the end of the road the property is located on the right hand side.

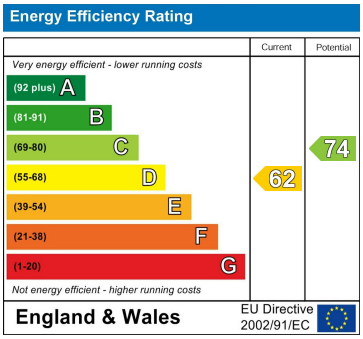
Area Map



Floor Plans



Energy Efficiency Graph



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