

Home 2 Sell

Quality Service For Less



53 Bargate Road

Belper, DE56 1NF

£250,000

3 1 2 C



Home2sell are delighted to offer this THREE bedroomed semi detached property in a popular and much sought after location of Belper Derbyshire. The property arguably offers some of the finest views locally which can only be truly appreciated when viewed. The PVCu double glazed and gas centrally heated accommodation comprises in brief of; entrance hall, lounge having wood burning stove, separate dining room and modern fitted kitchen. To the first floor three very well proportioned bedrooms with the master enjoying the panoramic views and a modern family bathroom having a four piece suite. Outside the property sits in a slightly elevated position having a fore garden laid mainly to lawn with a paved pathway to the front and side elevations and gated access to the rear garden.

To the rear a generously proportioned garden having outbuildings immediately to the rear having WC, utility and storage/workshop. There are steps to a seating area with covered storage and a large lawn which enjoys a most pleasant aspect. Viewing Essential.



Entrance Hall

The property is entered via a PVCu door with glazed inserts, PVCu double glazed window to the side elevation, wood grain effect flooring, bespoke cupboard and stairs off to the first floor landing.

Lounge

12'1" x 13'6" into bay reducing 11'2" (3.70m x 4.12m into bay reducing 3.41m)

Having a walk in bay window to the front elevation, central heating radiator and ceiling light. The focal point of the room is an inset log burning stove set on a raised hearth.

Dining Room

9'10" x 10'7" (3.02m x 3.24m)

Having a PVCu double glazed window to the rear elevation, central heating radiator, wood grain effect flooring and ceiling light.

Fitted Kitchen

11'3" reducing 8'5" x 8'1" reducing 2'11" (3.43m reducing 2.58m x 2.48m reducing 0.90m)

Having a modern fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a stainless steel one and a quarter sink drainer unit with chrome mixer tap. Integrated electric fan assisted oven with gas four ring hob and stainless steel extractor canopy over. Space and plumbing for a dishwasher, space for a fridge freezer, complimentary splash back tiling, recessed ceiling lighting, ceramic tile flooring, cupboard housing the Worcester gas boiler which services the domestic hot water and central heating system. Two useful storage cupboards and a PVCu double glazed window to the side elevation.

To the first floor landing

Having access to the loft void, PVCu double glazed window to the side elevation and ceiling light.

Bedroom One

10'5" x 11'6" (3.20m x 3.53m)

Having a PVCu double glazed window to the front elevation enjoying the fine aspect and views, central heating radiator and ceiling light.

Bedroom Two

10'5" x 11'6" (3.20m x 3.53m)

Having a PVCu double glazed window to the rear elevation, central heating radiator and ceiling light.

Bedroom Three

6'8" extending 9'8" x 7'9" (2.05m extending 2.96m x 2.37m)

Having a PVCu double glazed window to the front elevation enjoying the fine aspect and views, central heating radiator and ceiling light. Built in useful storage cupboard.

Family Bathroom

Having a modern four piece suite comprising of a close couple WC, pedestal hand wash basin and a bath with panelled side and a tiled shower enclosure having an electric shower unit. Complimentary wall tiling, vinyl flooring, two PVCu double glazed opaque windows and central heating radiator.

Outside

The property sits in a slightly elevated position with fore garden laid mainly to lawn having a paved pathway to the front and side elevations with gated access to the rear garden.

To the rear a generously proportioned garden having

outbuildings immediately to the rear having WC, utility with space and plumbing for an automatic washing machine and storage/workshop. There are steps to a seating area with covered storage and a large lawn which enjoys a most pleasant aspect.

Area

Bargate Road 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 Belper branch of Home2sell proceed along Cheapside turning left on to Queen Street. Turn left on to Holbrook road and then becomes Bargate

Road. Number 53 will be located on the left hand side clearly identified by our distinctive Home2sell For Sale Board.



Road Map



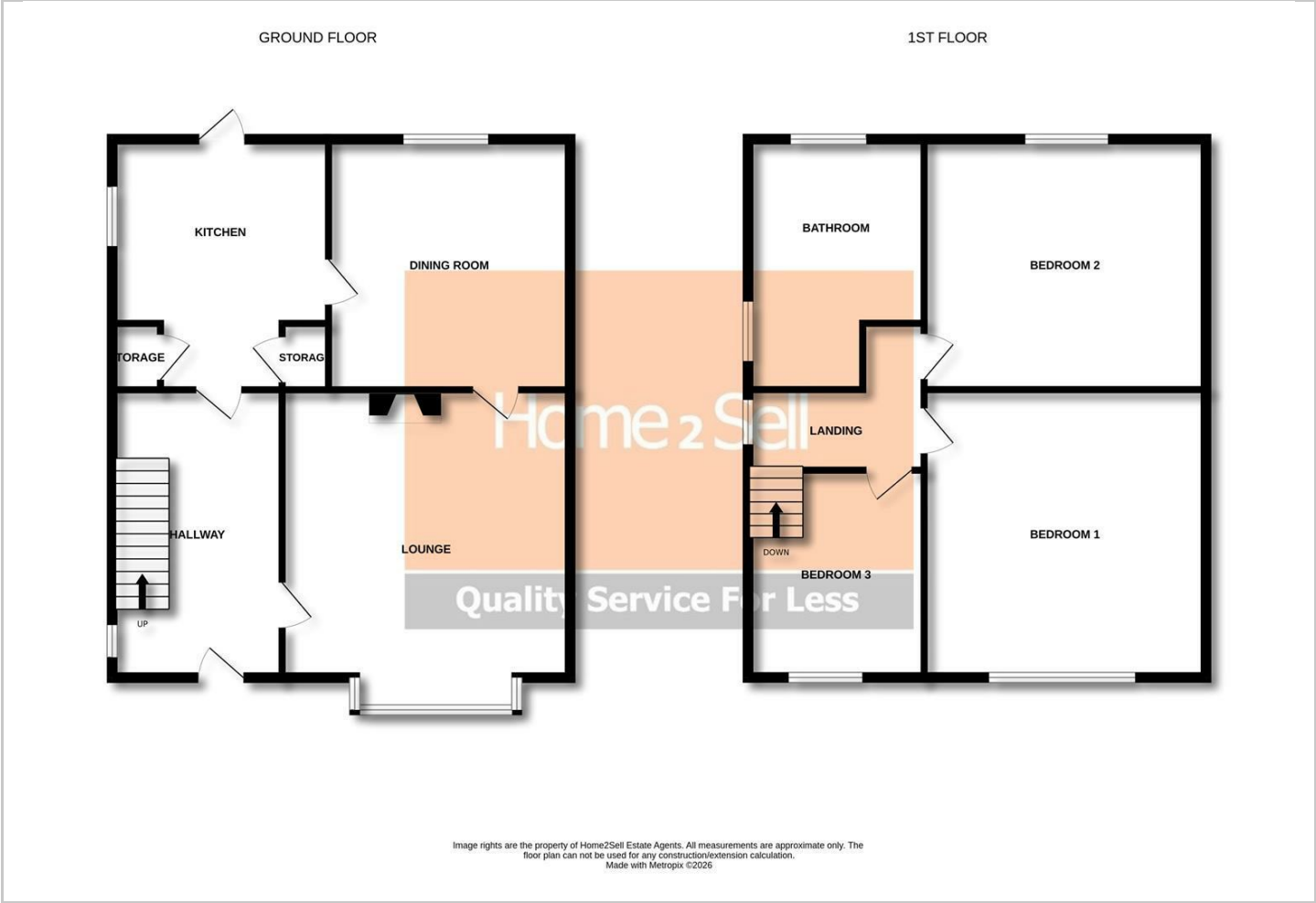
Hybrid Map



Terrain Map



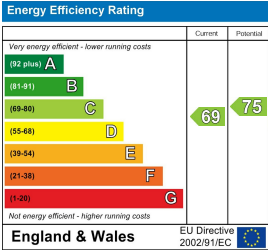
Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.