Home 2 Sell

Quality Service For Less



4 Haslam Place

Belper, DE56 0AG

£480,000

4 2 2 C





Occupying a popular and convenient location is this highly stylish modern and appealing four bedroom executive detached residence, representing an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and superbly presented family home. The property has spacious and versatile family accommodation comprises, fabulous entrance hall, guest cloaks WC, lounge, formal dining room, fitted breakfast kitchen and separate utility room. Having an impressive garden room to the rear elevation with multi fuel burning stove and bi fold doors. To the first floor the master bedroom has a luxury en suite, three further generous bedrooms and a beautiful family bathroom having a four piece suite. Outside there is an integral garage, driveway providing off road parking and landscaped gardens to the front and rear. Viewing Essential. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.





Entrance Hall
The property is entered via a storm porch vestibule with a quality composite door with matching double glazed side panel.
Having Karndean flooring, useful under stairs storage cupboard and staircase off to the first floor landing.

Guest Cloakroom WC
Having a two piece suite comprising of a close couple WC and a pedestal hand wash basin. PVCu double glazed opaque window to the side elevation, Karndean flooring, central heating radiator and recessed lighting.

Lounge
15'1" x 12'9" (4.61 x 3.89)
Having a walk in bay PVCu double glazed window to the front elevation, PVCu double glazed window to the side aspect, two central heating radiators, inset multi fuel burning stove set on a raised hearth. Television point.

Dining Room
9'2" x 15'1" (2.80 x 4.61)
Having PVCu double glazed French doors to the Garden room, central heating radiator and ceiling light.

Garden Room
9'7" max x 22'8" max (2.93 max x 6.90 max)
This impressive room must be viewed to be fully appreciated having five section Aluminium coated bi fold doors, Karndean flooring, three Velux windows, recessed ceiling lights, PVCu double glazed window to the side elevation. The focal point of the room is a Morso wood burning stove set on a polished granite hearth.

Fitted Breakfast Kitchen
13'7" x 11'5" reducing 8'2" (4.14 x 3.48 reducing 2.49)
Having a modern fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a one and a half stainless steel sink drainer unit with chrome mixer tap. Having a NEFF integrated double oven, NEFF integrated dishwasher, integrated NEFF fridge, Karndean flooring, recessed ceiling lighting, breakfast bar, double doors to the garden room.

Utility Room
8'2" x 5'2" (2.48 x 1.58)
Having base and wall units with roll top work surface incorporating a stainless steel sink drainer unit with chrome mixer tap. Space and plumbing for an automatic washing machine, space for a tumble dryer, complimentary splash back tiling, Karndean flooring, PVCu double glazed window and central heating radiator.

Garage
17'3" max x 9'0" max (5.27 max x 2.75 max)
Having up and over door power and light. Wall mounted gas boiler servicing the domestic hot water and central heating system.

To the first floor landing
Having a galleried landing with PVCu double glazed window to the front elevation, access to the loft void and a central heating radiator. Airing cupboard housing the domestic hot water tank.

Master Bedroom
17'10" reducing 10'11" x 12'10" reduciing 8'2" (5.44 reducing 3.32 x 3.91 reduciing 2.50)
This impressive room has a wonderful vaulted ceiling with a PVCu double glazed window to the front and side elevations, central heating radiator and built in fitted wardrobes. Central heating radiator and ceiling light.

En suite
Having a recently fitted three piece suite comprising of a shower cubicle with a Thermostatically controlled shower with rain head and hand held attachment, vanity hand wash basin and a concealed cistern WC. PVCu double glazed opaque window and chrome ladder style heated towel rail. Complimentary half wall tiling, polished ceramic floor tiling and recessed lighting.

Bedroom Two
9'7" extending 12'0" x 11'11" (2.91 extending 3.66 x 3.63)
Having a PVCu double glazed window to the rear elevation, built in fitted wardrobes, central heating radiator and ceiling light.

Bedroom Three
11'10" x 9'3" (3.60 x 2.83)
Having a PVCu double glazed window, central heating radiator and ceiling light.

Bedroom Four
9'4" x 10'1" (2.84 x 3.08)
Having a PVCu double glazed window, central heating radiator and ceiling light.

Family Bathroom
Having a fitted four piece suite comprising of a shower cubicle with a Thermostatically controlled shower, pedestal hand wash basin and a close couple WC. With a bath with panelled side, Karndean flooring, complimentary half wall tiling and a PVCu double glazed opaque window.

Outside
The property is set back from the road behind a tarmacadam driveway with landscaped garden to the front containing a most interesting and varied selection of herbaceous plants and shrubs.
A special feature of the sale is the delightful rear garden which must be seen to be appreciated enjoying a pleasant aspect. The garden includes a sitting area of Indian flag stone immediately to the rear giving way to a manicured lawn with Indian flagstone terrace to the side a very well stocked shrubbery border containing varied selection of plants. Outside lighting and timber shed having power.

Area
4 Haslam Place 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; easy access to the A38, A6 and M1.

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, at the mini roundabout turn left onto Sandbed lane, then turn right into Haslam Place where Number Four will be located on the left hand side.






Road Map



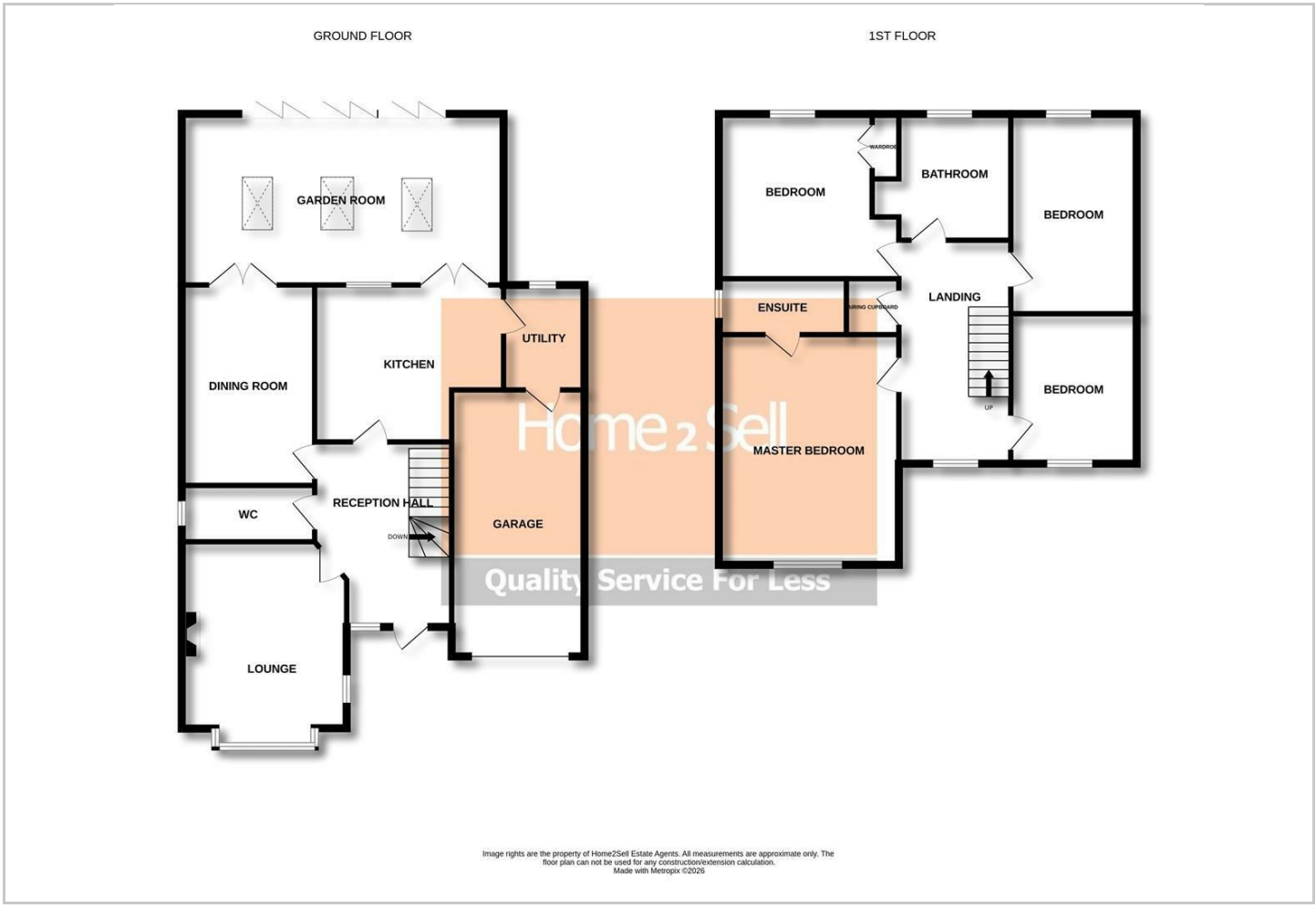
Hybrid Map



Terrain Map



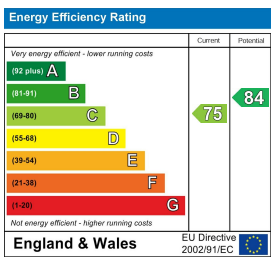
Floor Plan



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.

38 Market Place, Belper, DE56 1FZ
Tel: 01773 823 200 Email: enquiries@home2Sell.com www.home2sell.com