

Home 2 Sell

Quality Service For Less



11 Norbury Way

Belper, DE56 1TW

£175,000



Situated on a modern and established residential location, is this stylish and appealing, two bed roomed semi detached residence with single garage. Well appointed and maintained throughout, the property benefits from sealed unit PVCu double glazing and gas central heating. A recommended internal inspection will reveal: Entrance hall, fitted kitchen with a built-in oven, a lounge/through diner with door leading out on to a low maintenance garden. To the first floor, the landing leads to two well proportioned bedrooms and a bathroom with three piece suite. Outside fore garden laid to lawn. Having a tarmac driveway which provides car standing space and leads to the single garage having an up and over door. To the rear a delightfully enclosed garden. Viewing Essential.

DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Entrance Hall

Having a storm porch vestibule the property is entered via a traditional wooden door with glazed insert. Central heating radiator and ceiling light.

Kitchen

2.38m x 2.56m

Having a modern fitted kitchen comprising of a range of base wall and matching draw units with roll top work surfaces over incorporating a stainless steel one and a half sink drainer unit with chrome mixer tap. Integrated Neff electric fan assisted oven and gas hob with a stainless steel extractor canopy over. Space and plumbing for an automatic washing machine and space for a free standing fridge freezer. PVCu double glazed window to the front elevation, ceramic tile flooring, ceiling light and a wall mounted BAXI gas boiler which services the domestic hot water and central heating system.

Lounge Dining Room

11'9" reducing 8'10" x 15'4" (3.59m reducing 2.70m x 4.68m)

Having a PVCu double glazed window to the rear garden aspect and PVCu door with glazed insert, central heating radiator, ceiling light and stairs off to the first floor landing.

To the first floor landing

Having ceiling light.

Bedroom One

12'4" max reducing 6'4" x 11'8" reducing 8'7" max (3.77m max reducing 1.94m x 3.58m reducing 2.62m ma)

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

Bedroom Two

11'7" x 5'6" (3.54m x 1.69m)

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light. Access to the loft void.

Family Bathroom

Having a three piece suite comprising of a close couple WC, pedestal hand wash basin and a bath with panelled side and Triton electric shower over. PVCu double glazed opaque window to the front elevation, central heating radiator, ceiling light and airing cupboard housing the domestic hot water tank.

Outside

The property is set back from the road behind a lawn fore garden with tarmac driveway to the side providing ample off road parking leading to the single garage.

Having gated access to the rear garden which is low maintenance being block paved with steps to a raised lawn area.

Garage

Having up and over door. Power and light.

Area

11 Norbury Way is situated approximately two miles 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 our Belper office of Home2sell proceed along and past the Market Place. Turn left onto Chesterfield Road, which becomes Laund Hill then Far Laund, eventually turning right onto Ashford Rise and first left onto Edensor Drive, then first left again onto Norbury Way. Bear right on Norbury Way and the property will be found on the right hand side of the cul-de-sac clearly identified by our distinctive Home2sell For Sale board.



Road Map



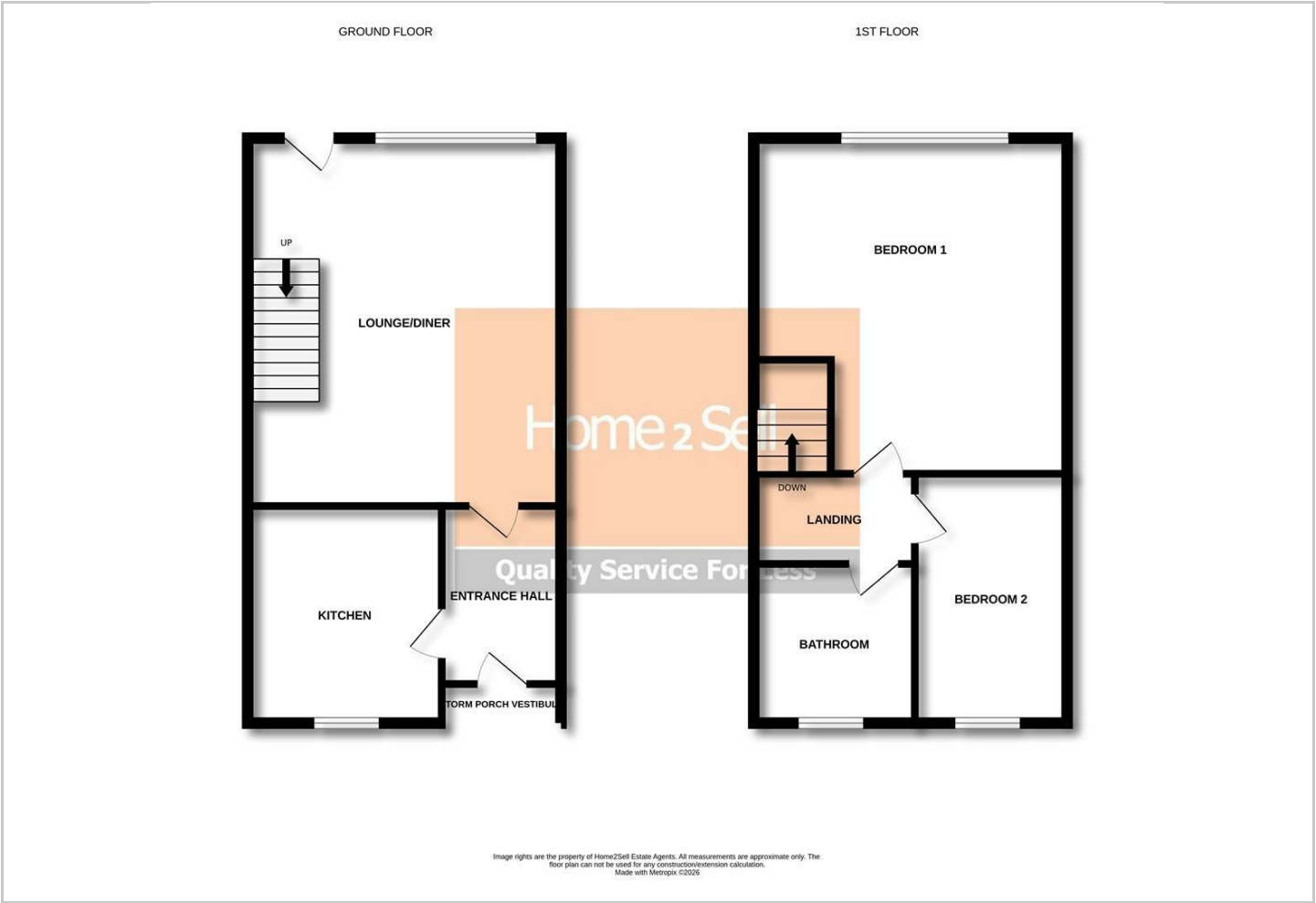
Hybrid Map



Terrain Map



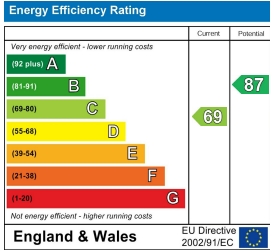
Floor Plan



Viewing

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

Energy Efficiency Graph



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