Home 2 Sell

Quality Service For Less



18 Calver Close

Belper, DE56 1TS

£169,950

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Home2sell are delighted to offer this beautifully presented one bedroomed mid terrace property in a much sought after area of Belper Derbyshire which represents an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and superbly presented home. Located in a quiet cul de sac just a short distance from Belper town centre enjoying an open aspect to the front elevation. Benefiting from great public transport links and close to local shops and amenities. Accommodation comprising in brief of fitted kitchen with excellent storage, lounge / dining room having feature fireplace and French doors to the rear garden aspect. To the first floor landing a master bedroom and a shower room having a three piece suite. Outside to the front a low maintenance fore garden with pathway to the front door. To the rear a timber decking terrace making an ideal space for alfresco dining and entertaining with steps to tiered garden with artificial lawn and further terrace. Ample parking. Viewing Essential. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.





Fitted Kitchen
8'6" x 10'9" r 7'11" (2.60m x 3.28m r 2.43m)
Having a storm porch vestibule the property is entered via a traditional door having glazed inserts, PVCu double glazed window to the front elevation, under stairs storage, recessed ceiling lighting and wood grain flooring. With a range of base wall and matching drawer units with roll top work surfaces over incorporating a stainless steel sink drainer unit with chrome Swan neck mixer tap. Integrated electric fan assisted oven with gas four ring hob and stainless steel extractor canopy over. Space and plumbing for an automatic washing machine and space for a fridge freezer.
Stairs off to the first floor landing

Lounge Dining Room
12'11" x 10'9" r 9'8" (3.95m x 3.29m r 2.96m)
The focal point of the room is an electric fire set on a raised marble hearth with matching effect back drop and wooden surround. With French PVCu double glazed doors with twin side panels to the rear garden aspect. Wood grain effect flooring, central heating radiator, coving to the ceiling and light. Television point.

To the first floor landing
Having a PVCu double glazed window to the front elevation, useful airing cupboard housing the Worcester gas combination boiler which services the domestic hot water and central heating system.

Bedroom
10'9" r 9'6" x 11'10" max (3.28m r 2.90m x 3.62m max)
This generously proportioned room has a PVCu double glazed window to the rear elevation, central heating radiator and ceiling light. Having access to the loft void which has a pull down ladder being part boarded with light. Television Point.

Shower Room
Having a modern three piece suite comprising of a double shower cubicle with thermostatically controlled shower, pedestal hand wash basin and a close couple WC. Central heating radiator and PVCu double glazed opaque window to the front elevation. Recessed ceiling lighting and complimentary wall tiling.

Outside
Outside to the front a low maintenance fore garden with pathway to the front door. To the rear a timber decking terrace making an ideal space for alfresco dining and entertaining with steps to tiered garden with artificial lawn further terrace and base for a timber garden shed.

Area
18 Calver Close 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.

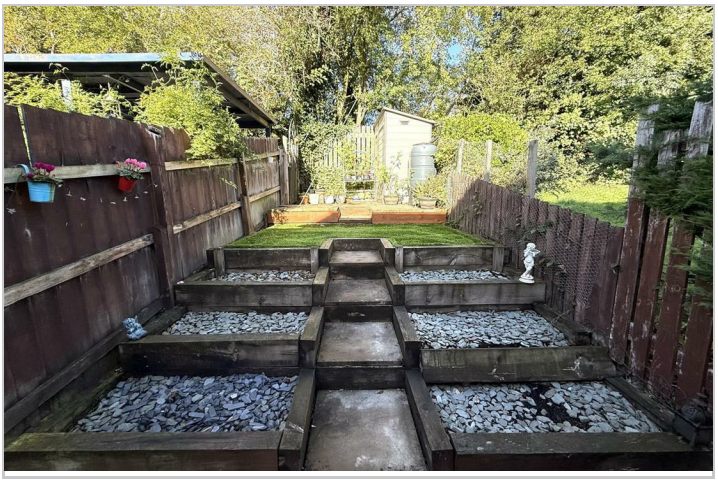
There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

Directional Note

Proceed from the Belper office along New Road, turning left onto Chesterfield Road, which then becomes Laund Hill and then Far Laund, eventually taking a right-hand turn onto Ashford Rise, then right onto Astlow drive and left again onto Calver Close.





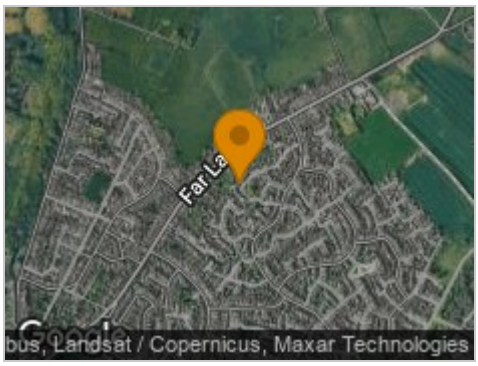




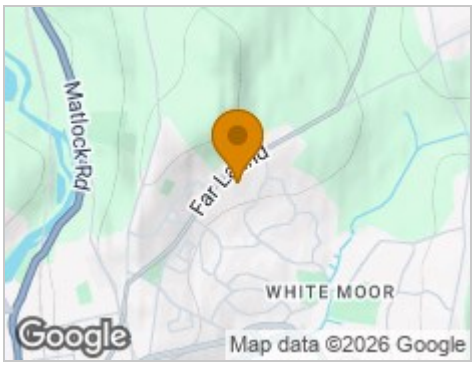
Road Map



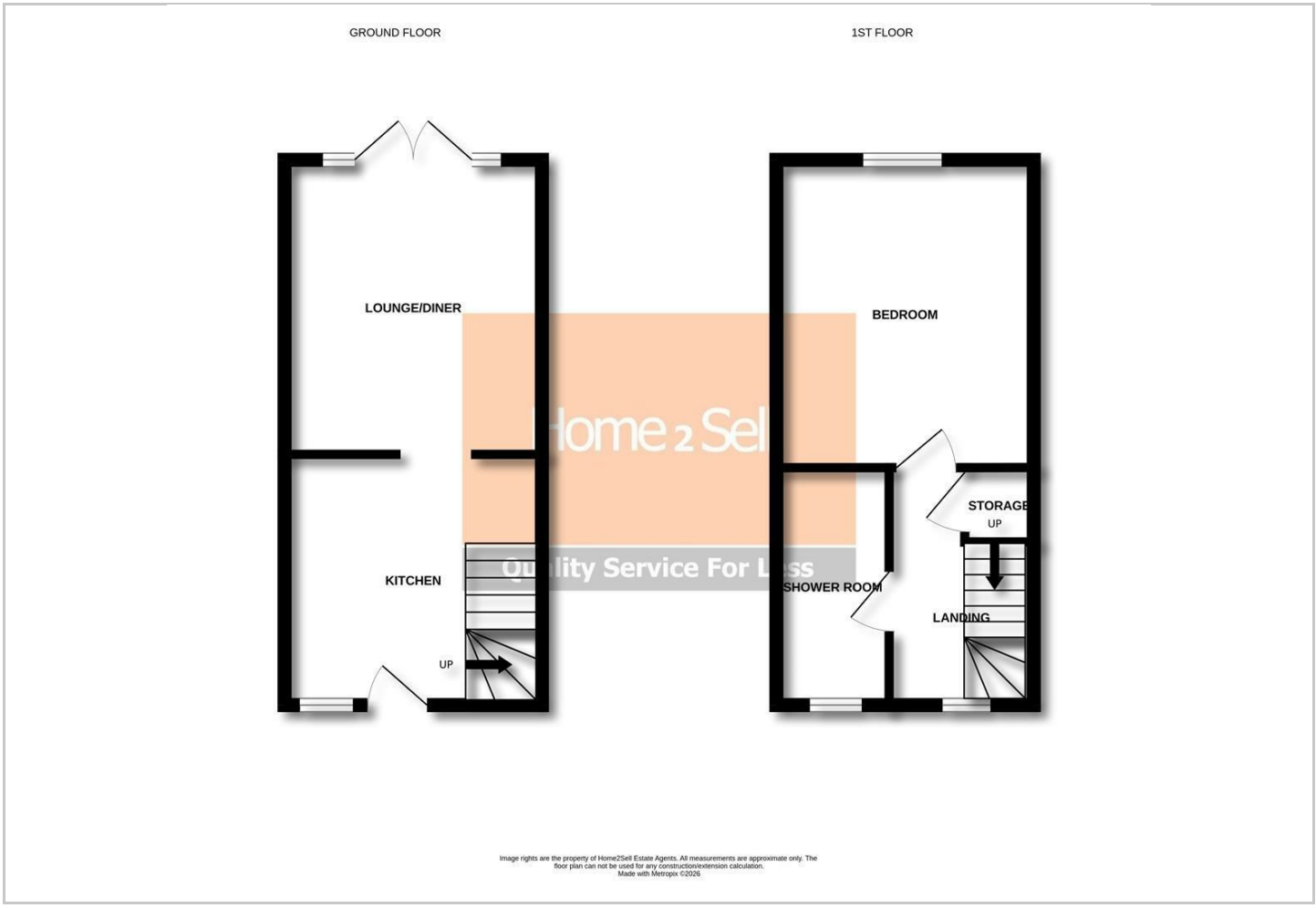
Hybrid Map



Terrain Map



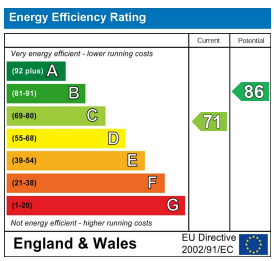
Floor Plan



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.

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