Home 2 Sell

Quality Service For Less



27 Openwood Road

Belper, DE56 0SG

£209,995

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Home2sell are delighted to offer this two double bedroom semi detached residence located in a much sought after area of Belper Derbyshire. Accommodation comprising in brief of Entrance Hall, Lounge with feature log burning stove, recently refitted dining kitchen, To the first floor landing two double bedrooms and newly fitted shower room having a three piece suite. PVCu double glazing and gas central heating. Outside to the front a tarmacadam driveway provides off road parking and to the rear a generous garden with paved patio mature borders and lawn. Newly Fitted Room.
Viewing Essential.





Entrance Hall
Having a PVCu double glazed door to the side elevation, ceramic tile flooring and useful under stairs storage cupboard.

Lounge
3.77 extending 4.01 x 3.56
Having a PVCu double glazed window to the front elevation, central heating radiator, dado rail and ceiling light. The focal point of the room is an inset log burning stove set on a stone tile hearth with tiled back drop. Television Point.

Dining Kitchen
11'7" extending 15'5" max x 12'0" (3.54 extending 4.70 max x 3.65)
Having a fitted modern kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a sink drainer unit with mixer tap, inglenook range style oven and hob with stainless steel extractor over, space for a dishwasher, space for a fridge freezer, and space and plumbing for an automatic washing machine.

Recess
Having PVCu door to the side access and PVCu door to the rear garden.

Brick Outbuilding
Having space and plumbing for an automatic washing machine and space for a freezer.

To the first floor landing
Having an original bespoke storage cupboard, access to the loft void and ceiling light.

Bedroom One
11'9" x 10'7" (3.59 x 3.23)
Having a PVCu double glazed window to the front elevation with view, central heating radiator and ceiling light.

Bedroom Two
12'4" x 11'11" (3.75 x 3.62)
Having a PVCu double glazed window to the rear elevation, central heating radiator, fitted wardrobes and ceiling light.

Family Bathroom
Having a three piece suite comprising of a newly fitted walk in shower, pedestal hand wash basin and a close couple WC. Grey ladder style heated towel rail, PVCu double glazed window to the front elevation, complimentary splash back tiling and vinyl flooring.

Outside
The property is set back from the road behind a tarmacadam driveway providing ample off road parking. Having a passageway to the side.

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 patio lawn and well stocked borders.

Area
27 Openwood Road is situated approximately a mile and a half 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 out of Belper along Kilbourne Road, to the brow of the hill and take a left hand turn onto Over Lane. Take a right hand turn onto Openwood Road and number 27 can be clearly identified on the left hand side by our distinctive Home2sell For Sale board.







Road Map



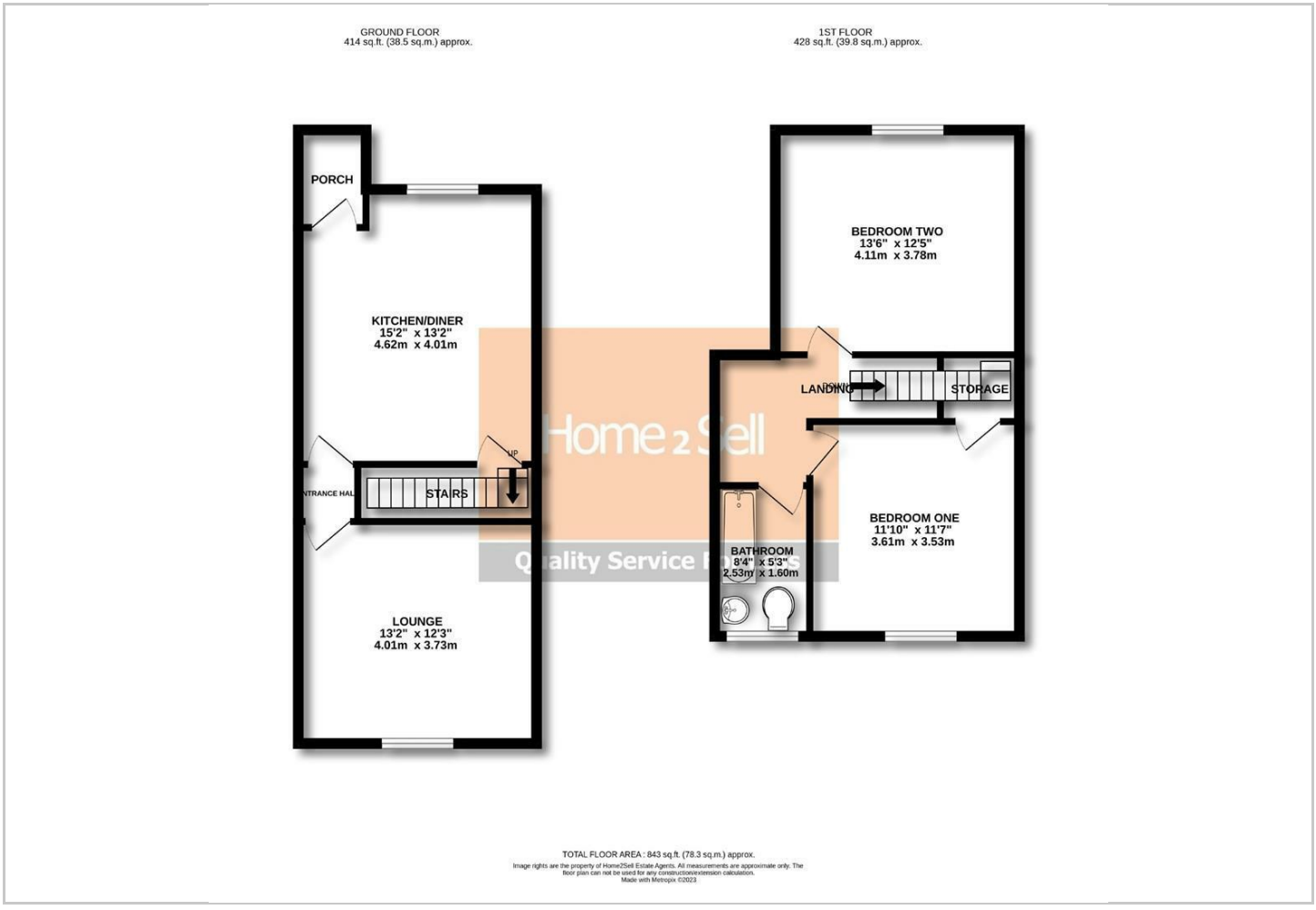
Hybrid Map



Terrain Map



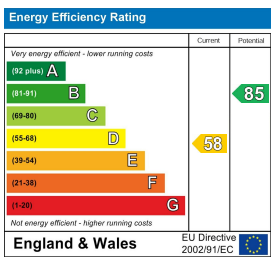
Floor Plan



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



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