



12 Ash Acre, Belper, Derbyshire, DE56 0DJ

£179,950



An immaculately presented two double bedroomed, semi-detached property, situated in a popular location close to excellent local amenities. The extended kitchen is beautifully refitted with integrated appliances. Having a driveway, low maintenance rear garden, and separate car parking space to the rear. Viewing is highly recommended.



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Offered with vacant possession / no chain. The beautifully presented modern family house offers an entrance porch, generous lounge diner with feature fireplace and stairs off, extended kitchen which is beautifully appointed with quality fittings and integrated appliances, two good sized double bedrooms, and a family bathroom.

The property benefits from UPVC double glazed windows and doors, and gas central heating.

To the front of the property is a blocked paved driveway which provides off road parking. The rear enclosed courtyard has a decked seating, which is perfect for alfresco dining and entertainment.

It is situated conveniently close to Belper with its excellent amenities ie schools, shopping, railway station bars, restaurants, and leisure facilities. Benefitting from easy access to Derby, Nottingham and major road links. ie A6, A38, M1, whilst providing the gateway to the beautiful Peak District.

ACCOMMODATION

ENTRANCE PORCH

A half glazed composite entrance door allows access. There is a range of coat hanging and door into:

LOUNGE DINER

21' x 12' (6.40m x 3.66m)

Having a UPVC double glazed window to the front, two radiators, television aerial point, coving, wall lights, and a oak fire surround with a marble hearth and inset housing a gas coal effect living flame fire, telephone point, and UPVC double glazed window to the side.

NEWLY REFITTED KITCHEN

11'11 x 10'11 (3.63m x 3.33m)

Comprehensively appointed with a quality range of cream shaker style base cupboards, drawers, and eye level units with wood block work surface over incorporating a stainless steel sink drainer with mixer taps and splash back tiling. Integrated appliances include an electric oven with a gas hob, extractor fan, a fridge freezer, dishwasher, plumbing for a washing machine, and space for a tumble dryer. There is dual aspect UPVC double glazed window to the side and rear and a half glazed

entrance door provides access. Karndean wood effect flooring with inset feature, and a wall mounted glow warm boiler (serves the domestic hot water and central heating).

LANDING

Having access to the insulated roof void.

BEDROOM TWO

11'10 x 7' (3.61m x 2.13m)

Having a UPVC double glazed window to the rear elevation, a radiator, and a triple built in wardrobe with hanging and shelving.

BEDROOM ONE

8' x 11'11 (2.44m x 3.63m)

Having a UPVC double glazed window to the front elevation, a radiator, television aerial point, and a built in over stairs cupboard.

BATHROOM

Appointed with a three piece suite comprising panelled bath with a glazed screen and an electric shower over, a low flush WC, vanity wash hand basin with underneath storage and cupboard, a heated towel radiator, UPVC double glazed window to the side elevation, complementary full tiling, extractor fan, and vinyl flooring.



Road Map



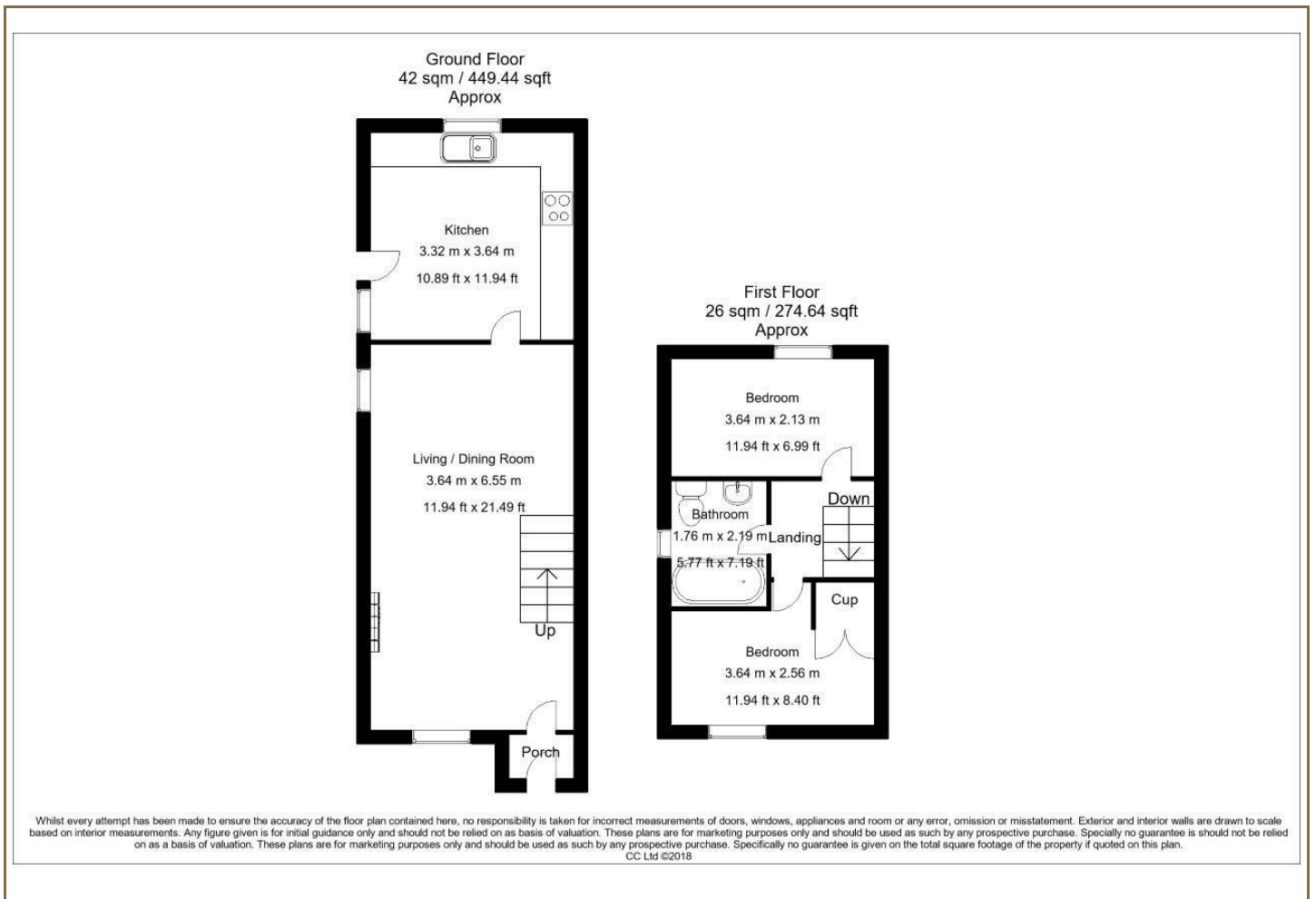
Hybrid Map



Terrain Map



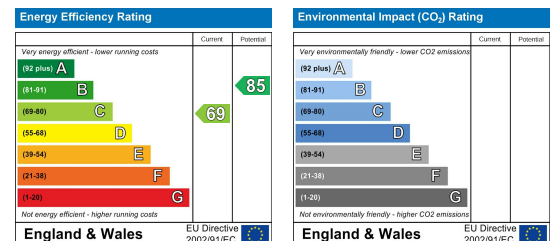
Floor Plan



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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