



## 7 Highfield Road, Belper, Derbyshire, DE56 1NZ

**£239,950**



Offered with vacant possession / no chain. The detached three bedroomed chalet style residence is situated conveniently close to Belper in a quiet cul de sac location, enjoying panoramic views over Belper. The property has a rear tiered gardens, driveway and hardstanding providing ample car parking and leads to garage. Viewing is advised.



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The well maintained accommodation is in need of some modernisation comprising an entrance hallway, sitting room, dining room, breakfast kitchen, ground floor bathroom, bedroom three/ home office. To the first floor there are two further double bedrooms with a WC.

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

To the front of the property is a fore garden with hard standing areas providing car parking. A driveway to the side leads to the detached garage and rear garden. Having a paved courtyard with steps to the mature tiered gardens with mature trees and shrubs, a sunny seating area with summer house to enjoys the views.

## ACCOMMODATION

### ENTRANCE HALLWAY

Glazed entrance door allows access. There is a radiator, wood effect flooring, a range of coat hangings and a built in slimline cupboard. A sliding door allows access into:

### DINING ROOM

11' x 11'11 (3.35m x 3.63m)

Having a radiator, UPVC French doors which open onto the garden, and stairs climb to the first floor. Double doors open into:

### SITTING ROOM

12' x 12'11 (3.66m x 3.94m)

Having a UPVC double glazed picture window to the front enjoying panoramic views over Belpers' countryside. There is a stone built fire surround with a wooden mantel shelf and slate hearth housing a living flame gas fire and television plinth, a radiator and wall lights.

### BREAKFAST KITCHEN

13' x 9' (3.96m x 2.74m)

Appointed with a range of cream base cupboards, drawers, glass display cabinets and eye level units with wood effect work surfaces over incorporating a breakfast bar and circular sink drainer with splash back tiling. Integrated appliances include gas hob, electric oven and an extractor hood, plumbing for a washing machine and space for a fridge freezer. There is complementary tiling, wall mounted gas fire, a radiator, and UPVC double glazed windows to the rear that overlook the garden. A glazed door provides access to the side.

### BATHROOM

Appointed with a four piece suite comprising a panelled bath with thermostatic shower over, pedestal wash hand basin, low flush WC and bidet. There is full tiling, a UPVC double glazed window to the side, radiator, and vinyl flooring.



## GROUND FLOOR BEDROOM / OFFICE

8' x 8'11 (2.44m x 2.72m)

Having a UPVC double glazed window to the front enjoying stunning views, radiator, and wood effect flooring.

## TO THE FIRST FLOOR

### BEDROOM ONE

11' x 12' (3.35m x 3.66m)

Having a UPVC double glazed picture window to the front enjoying open views, radiator and a range of built in furniture including wardrobes, a dressing table, and bed side cabinets.

### ENSUITE WC

Having a low flush WC, a wall mounted wash hand basin, half tiling, and a UPVC double glazed dormer window to the rear.

### BEDROOM TWO

14' x 12' (4.27m x 3.66m)

Having a UPVC double glazed window to the front, a radiator, a range of built in wardrobes and cupboards providing storage. There is access to the insulated eaves storage.

## OUTSIDE

To the front of the property is a block paved driveway providing ample hardstanding and a driveway to the side leads to the garage.

## GARAGE

Having up and over door, light, power, window and personal door.

## GARDENS

To the rear, the lawned tiered gardens are well stocked with mature trees and shrubs.



Road Map



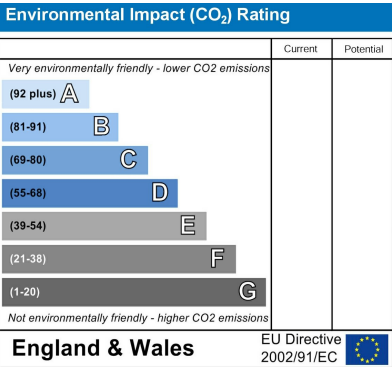
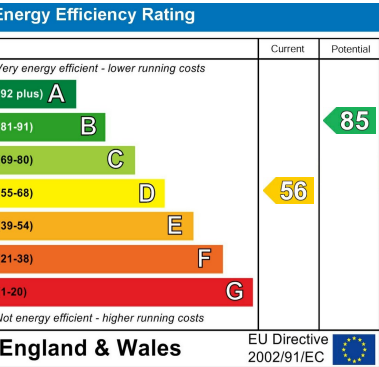
Hybrid Map



Terrain Map

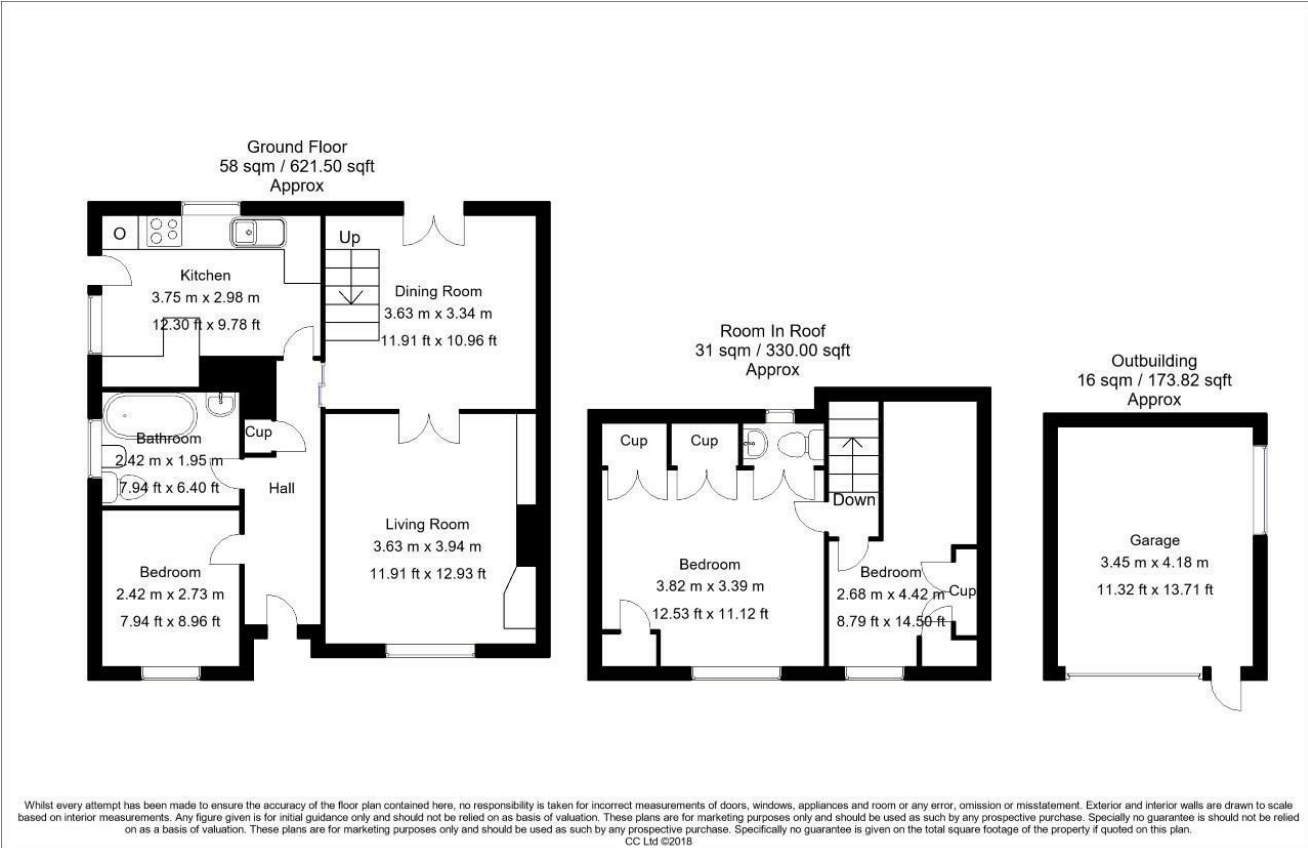


Energy Efficiency Graph



Viewing

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



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boxallbrownandjones.co.uk

Joseph Wright House, 34 Irongate  
Derby DE1 3GA  
01332 383838  
sales@boxallbrownandjones.co.uk

4 Blenheim Parade, Allestree  
Derby DE22 2GP  
01332 553838  
allestree@boxallbrownandjones.co.uk

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
belper@boxallbrownandjones.co.uk