



9 Jodrell Avenue, Belper, Derbyshire, DE56 0DY

£400,000



A generously proportioned modern four bedroomed detached family home, situated in a popular location close to Belper and its excellent amenities. Occupying a superb plot with stunning well stocked gardens, which wrap around the property. Having a driveway providing ample car parking and leads to an integral garage. Viewing is highly recommended.



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ODY

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The modern family accommodation comprises an entrance porch, welcoming reception hallway, guest WC, spacious sitting room with full height windows and doors which overlook and provide access to the garden, separate dining room, fitted breakfast kitchen, separate utility room, four generous bedrooms (bedroom one has built in wardrobes and an en-suite shower room), and a family bathroom.

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

occupying an enviable plot with established gardens with mature trees, shrubs, and flowering plants. There is a cascading water feature, pleasant seating areas, paved patio and decked veranda all offer the perfect space for alfresco dining. The hot tub is included in the sale.

The property is situated in a sought after location close to Belper and its local amenities, ie busy railway station, excellent schools, shopping, bars, restaurants, and leisure facilities. Belper has easy access to major road links to Derby and Nottingham, via A6, A38 and M1. whilst providing the gateway to the stunning Peak District.

ACCOMMODATION

ENTRANCE PORCH

There is a half glazed UPVC entrance door, UPVC double glazed window, quarry tiled flooring, and inset lighting. A glazed door opens into :

RECEPTION HALLWAY

11'11 x 8'1 (3.63m x 2.46m)

Having coving, telephone point, radiator and stairs lead off to the first floor.

GUEST WC

Appointed with a low flush WC, pedestal wash hand basin, complementary half tiling, UPVC double glazed window to the front and a radiator.

SITTING ROOM

14' x 18' max (4.27m x 5.49m max)

A naturally light and spacious room having an Adams style fire surround with marble hearth and inset housing a living flame gas fire, a television aerial point, two radiators, coving, dual aspect full height UPVC double glazed windows to the side and rear, which flood the room with natural light. French doors with full height side windows open onto the garden.

DINING ROOM

11' x 8'11 (3.35m x 2.72m)

Having twin UPVC double glazed windows to the front, radiator, and coving.

BREAKFAST KITCHEN

10'11 x 10' (3.33m x 3.05m)

Fitted with a range of base cupboards, drawers, and eye level units with rolled top work surface over incorporating mixer taps, and splash back tiling. Integrated appliances include an electric oven, gas hob, extractor hood, and space for a fridge freezer. There is a radiator, vinyl flooring, television aerial point, UPVC double glazed window to the rear which overlooks the garden.

UTILITY ROOM

7' x 5' (2.13m x 1.52m)

Having base cupboards with rolled top work surface over incorporating an acrylic sink drainer with splash back tiling, plumbing for a dishwasher and washing machine. There is a UPVC double glazed window to the side, wall units, vinyl flooring, a radiator, and an entrance door allows access to the garden. The wall mounted Glowworm boiler serves the domestic hot water and central heating system.

FIRST FLOOR GALLERIED LANDING

There is a UPVC double glazed window to the side elevation, a radiator, access to the roof void which is part boarded, and a built in airing cupboard. provides linen storage.

BEDROOM ONE

14' x 14' extending to 17' (4.27m x 4.27m extending to 5.18m)

A generously proportioned room with bow UPVC double glazed window to the front elevation enjoying views over Belper and its countryside., radiator, coving and a built-in triple wardrobe providing hanging space and shelving, television aerial point and a telephone point.

ENSUITE SHOWER

Fitted with a shower enclosure with thermostatic shower, pedestal wash hand basin, low flush WC, complementary half tiling, UPVC double glazed window to the front, a radiator, extractor fan, wall mounted light, with a shaver point and vinyl flooring.

BEDROOM TWO

10' x 7' (3.05m x 2.13m)

Having twin UPVC double glazed windows to the rear elevation, a radiator, and a television aerial point.

BEDROOM THREE

10'10 x 10' (3.30m x 3.05m)

Having twin UPVC double glazed window to the rear, a radiator, a range of built in wardrobes with drawers and shelving.

BEDROOM FOUR

9' x 7' (2.74m x 2.13m)

Having a UPVC double glazed window to the rear elevation, and a radiator.

BATHROOM

Appointed with a three piece suite comprising panelled bath, pedestal wash hand basin and low flush WC, half tiling, extractor fan, a radiator, shaver point, twin UPVC double glazed windows.

OUTSIDE

To the front of the property is a lawned garden with mature palms and established hedging. A driveway provides generous car parking and leads to an integral garage. To the side is an orchard with fruit trees and ornament shrubs.

GARAGE

Having up and over door, light , power and full height matching window to the side elevation.

GARDENS

The lawned gardens to the side extend fully to the rear with mature shrubs and flowering plants. Steps lead through a rockery garden to a decked seating area, paved patio and elevated courtyard, perfect for relaxing and enjoying the views. There is a cascading water feature, a metal garden shed, outside lighting, tap and power points. The hot tub will be included with the sale of the property.



Road Map



Hybrid Map



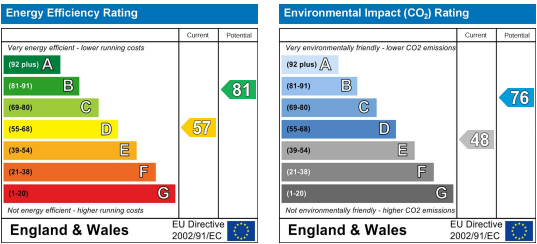
Terrain Map



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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