

Home 2 Sell

Quality Service For Less



40 Marsh Lane

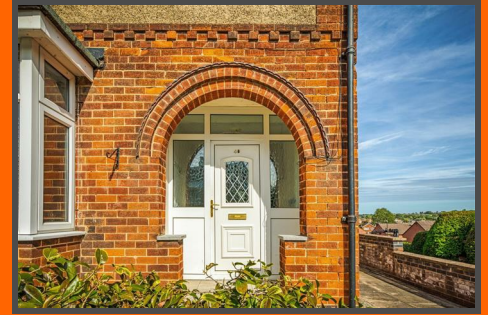
Belper, DE56 1GS

Offers Invited £325,000



Home2sell are delighted to offer this three bedroomed semi detached, gable fronted family home which represents an excellent opportunity for the discerning purchaser looking to acquire a spacious and well proportioned residence in a convenient and very popular location. Supplemented by sealed unit PVCu double glazing, gas central heating and enjoying ample off road parking. Accommodation comprising in brief of entrance hall, lounge with feature fireplace, dining room with feature fire place and a fitted kitchen. To the first floor landing three well proportioned bedrooms and a family bathroom having a three piece suite. Outside to the front of the property is a driveway providing generous and ample off road parking with adjacent fore garden laid to lawn, garden to the side laid to lawn and garden to the rear with further parking area for several vehicles. Viewing Essential. No Upward Chain.

DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Entrance Hall

Having a storm porch vestibule arch the property is entered via a PVCu door with glazed insert and matching side panels, central heating radiator, ceiling light and stairs off to the first floor landing. Useful under stairs storage cupboard with PVCu double glazed opaque window to the side elevation.

Lounge

14'8" reducing 12'4" x 10'8" (4.48m reducing 3.77m x 3.26m)

Having a walk in bay PVCu double glazed window to the front elevation, central heating radiator, coving to the ceiling and light. The focal point of the room being a stone fireplace having an electric fire set on a polished granite hearth.

Dining Room

12'11" x 10'11" (3.94m x 3.34m)

Having a PVCu double glazed window to the rear elevation, central heating radiator, coving to the ceiling and light. Stone feature fireplace having an electric fire.

Fitted Kitchen

11'6" x 6'9" extending 7'0" (3.53m x 2.06m extending 2.15m)

Having a modern fitted kitchen comprising of a range of base and wall units with roll top work surfaces over incorporating a stainless steel sink drainer unit with a chrome Swan neck mixer tap. Integrated electric oven with electric hob and extractor canopy over. Complimentary splash back tiling, breakfast bar, space and plumbing for an automatic washing machine. Central heating radiator, ceiling lighting, vinyl flooring, PVCu double glazed windows and PVCu door to the rear elevation.

To the first floor landing

Having a PVCu double glazed window to the side elevation, ceiling light and loft access.

Bedroom One

12'7" x 10'9" extending 12'0" (3.85m x 3.29m extending 3.66m)

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light.

Bedroom Two

12'10" x 10'4" extending 11'5" (3.93m x 3.15m extending 3.49m)

Having a PVCu double glazed window to the rear elevation, central heating radiator and ceiling light.

Bedroom Three

8'2" x 6'4" (2.49m x 1.94m)

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light.

Family Bathroom

Having a modern three piece suite comprising of a close couple WC, pedestal hand wash basin and a bath with panelled side with a thermostatically controlled shower over. Chrome ladder style heated towel rail, PVCu double glazed opaque window and complimentary wall tiling. Vinyl tile effect flooring and airing cupboard housing gas combination boiler which services the domestic hot water and central heating system.

Outside

Outside to the front of the property is a driveway providing generous and ample off road parking with adjacent fore garden laid to lawn, garden to the side laid to lawn and garden to the rear with further

parking area.
To the rear is a yard area with outhouse and steps to lower level with timber garden shed.

Outhouse

Close couple WC.

Area

40 Marsh Lane 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.

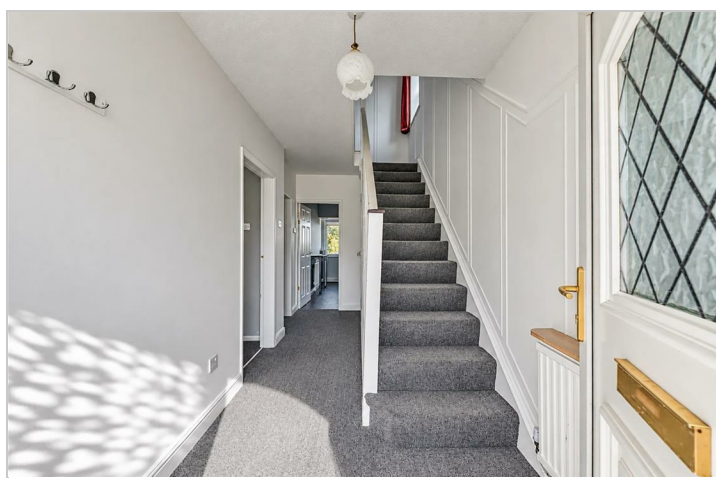
Directional Note

Proceed out of Belper along Chesterfield Road and at the brow of the hill take a right hand turn onto

Marsh Lane. Proceed down Marsh Lane where eventually number 40 can be clearly identified on the left hand side by our distinctive Home2sell For sale board.

PLEASE NOTE

Please note some internal images are AI generated,



Road Map



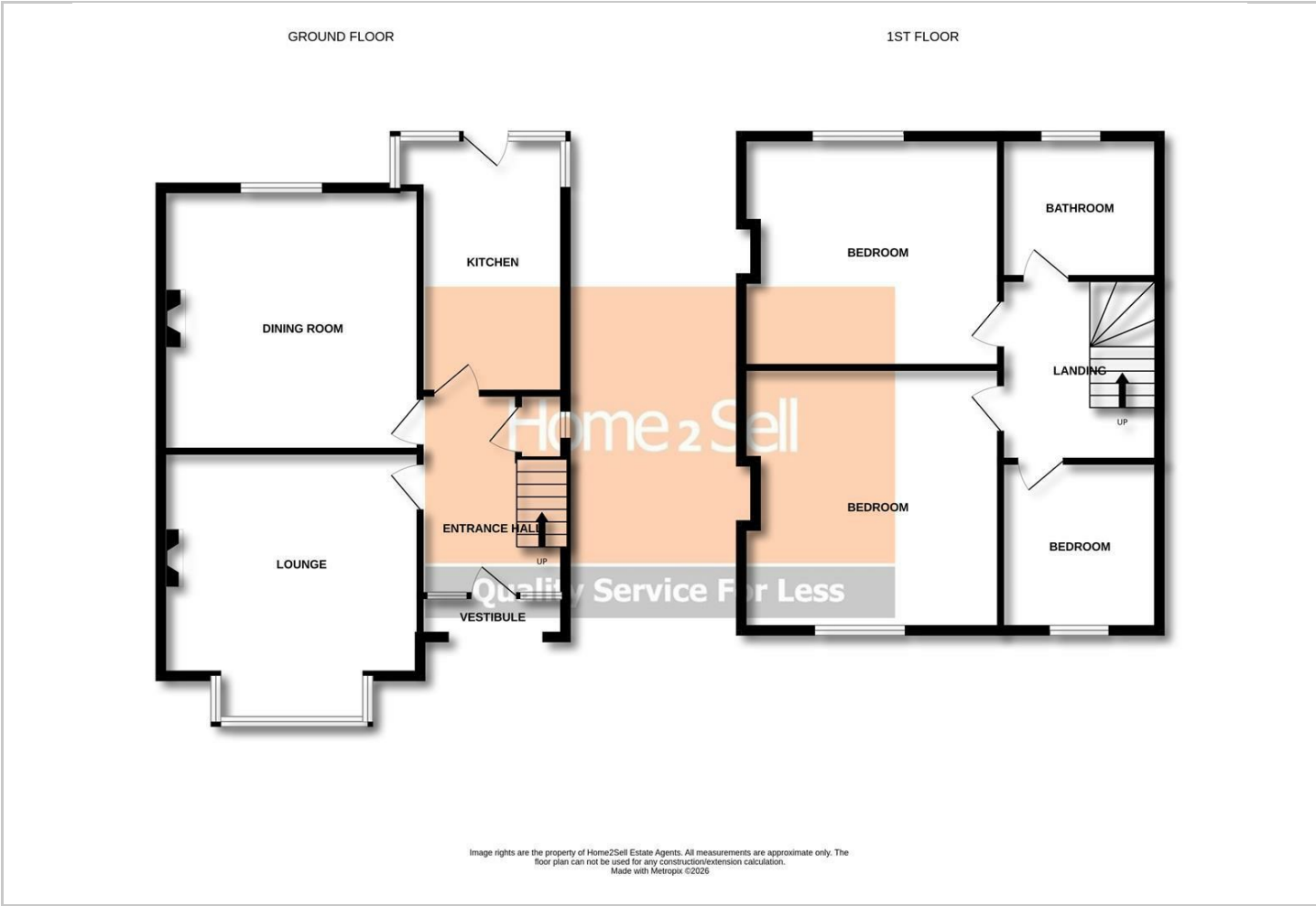
Hybrid Map



Terrain Map



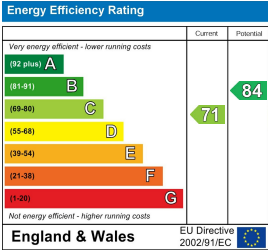
Floor Plan



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.