Home 2 Sell

Quality Service For Less



5 Leighton Way

Belper, DE56 1SX

£310,000

4 2 2 C





Home2Sell are delighted to offer For Sale this modern four bedroom town house located within easy reach of Belper town centre which has a varied and cultured mix of shops, cafes, restaurants bars and traditional public houses and supermarkets. An internal inspection of the property will reveal an entrance hall, guest WC and a kitchen/family room. To the first floor is a well proportioned living room and two bedrooms. To the top floor the principle bedroom has fitted wardrobes and an en suite shower room. There is a further bedroom and the family bathroom appointed with a four piece suite. Outside there is a pleasant rear garden. The property also benefits from an alarm, a garage and parking. The town of Belper lies within the Derwent Valley Mills World Heritage corridor, is a short drive from the Peak District National Park and the town also has a railway station with connections to Derby, Nottingham, Sheffield and beyond.







Entrance Hall
Reception hall having a double glazed composite entrance door with a double glazed window light above. Tiled flooring with Thermo Sphere under floor heating. Ceiling light and a radiator. Stairs rising to the first floor having a storage cupboard below.

WC
Appointed with a low flushing WC and a pedestal wash hand basin with mixer tap. Complementary tiling to the splash back. Tiled flooring, an extractor fan, ceiling light and a radiator.

Kitchen Diner
27'5" x 7'8" opening to 15'1" in dining raea (8.37m x 2.35m opening to 4.61m in dining raea)
A very well proportioned open plan kitchen and family room with double doors opening to the rear garden. The kitchen space is appointed with matching wall and base units having roll edge work tops. Integral four ring gas hob having an extractor hood above and an electric fan assisted oven below. Inset single bowl sink and drainer with mixer tap having complementary tiling to the splash back and work areas. Spaces for an upright fridge freezer, dishwasher, washing machine and a drier. Tiled flooring with under floor heating, ceiling light, down lights to the work top and a UPVC double glazed window to the front elevation. The family area has a UPVC double glazed window to the rear elevation and UPVC double glazed doors opening to the rear garden. Continuation of the kitchen flooring and under floor heating. Two ceiling lights.

Stairs and Landing
Having carpet, ceiling light, radiator, stairs rising to the second floor and a very useful storage cupboard.

Living Room
10'10" x 15'1" (3.31m x 4.62m)
A spacious living room having UPVC double glazed windows and door the front elevation opening to a Juliet balcony. Carpet, coving, two ceiling lights and two radiators.

Bedroom Three
9'7" x 8'7" (2.93m x 2.64m)
UPVC double glazed doors to the rear elevation opening to a Juliet balcony. Carpet, ceiling light and a radiator.

Bedroom Four
9'7" x 6'2" (2.94m x 1.89m)
Having a UPVC double glazed window to the rear elevation, carpet, ceiling light and a radiator.

Stairs and Landing
Having carpet, ceiling light, radiator, stairs rising to the second floor and an airing cupboard. The landing also has the loft access hatch with ladder, the loft having boarding for storage and a light.

Bedroom One
10'10" x 13'1" at wardrobes (3.31m x 4.01m at wardrobes)
Having a comprehensive range of fitted wardrobes to one wall. UPVC double glazed window to the front elevation and a roof window light. Carpet, ceiling light and a radiator.

En Suite
Appointed with a low flushing WC, a pedestal wash hand basin with mixer tap and a shower enclosure having a shower with a fixed monsoon head and a detachable rinser. Complementary tiling to the

splash back areas, extractor fan, twin electric shaver socket, tiled flooring, ceiling light and a radiator.

Bedroom Two
9'7" x 8'8" (2.94m x 2.66m)
UPVC double glazed window to the rear elevation and an roof window light. Carpet, ceiling light and a radiator.

Family Bathroom
9'7" x 6'1" (2.94m x 1.86m)
Appointed with a four piece suite comprising a low flushing WC, a pedestal wash hand basin with mixer tap, a paneled side bath with mixer tap and a shower enclosure with a fixed monsoon head and a detachable rinser. Complementary tiling to the splash back areas, extractor fan, twin electric shaver socket, tiled flooring, recessed ceiling lights, roof window light and a radiator.

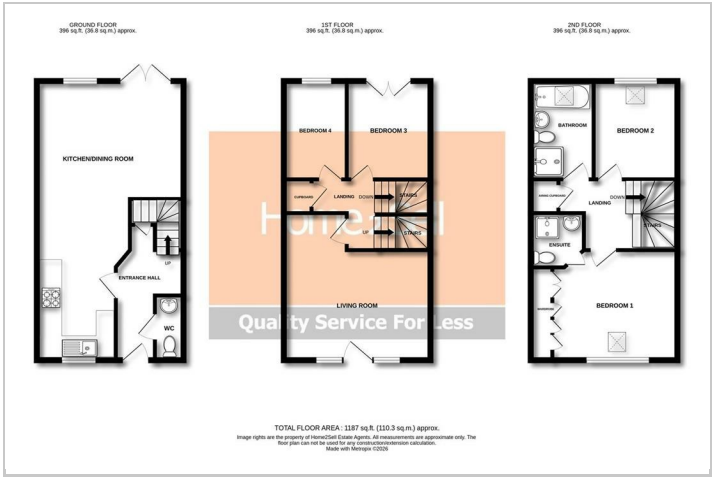
Outside
To the front of the house is a low maintenance garden with slate chippings and a path to the front door. The front door is recessed to provide a storm porch and there is an outside light. The rear garden has a paved patio and pathway to the rear garden gate which gives access to the pathway leading to the garage and parking area. The garden also has a lawn, soft bark play area, a deck seating area and wired outdoor lighting.

Garage
Single garage having and up and over front door with parking in front of the garage.

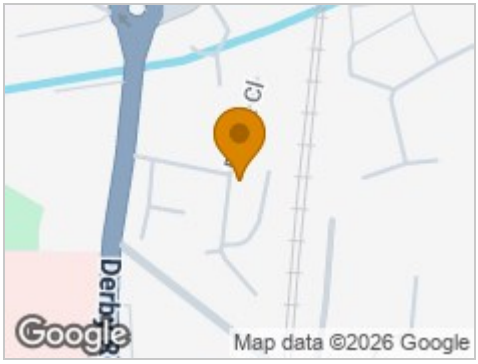








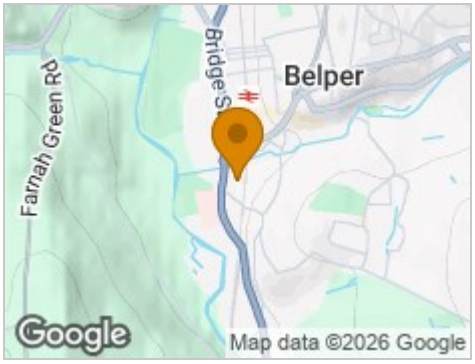
Road Map



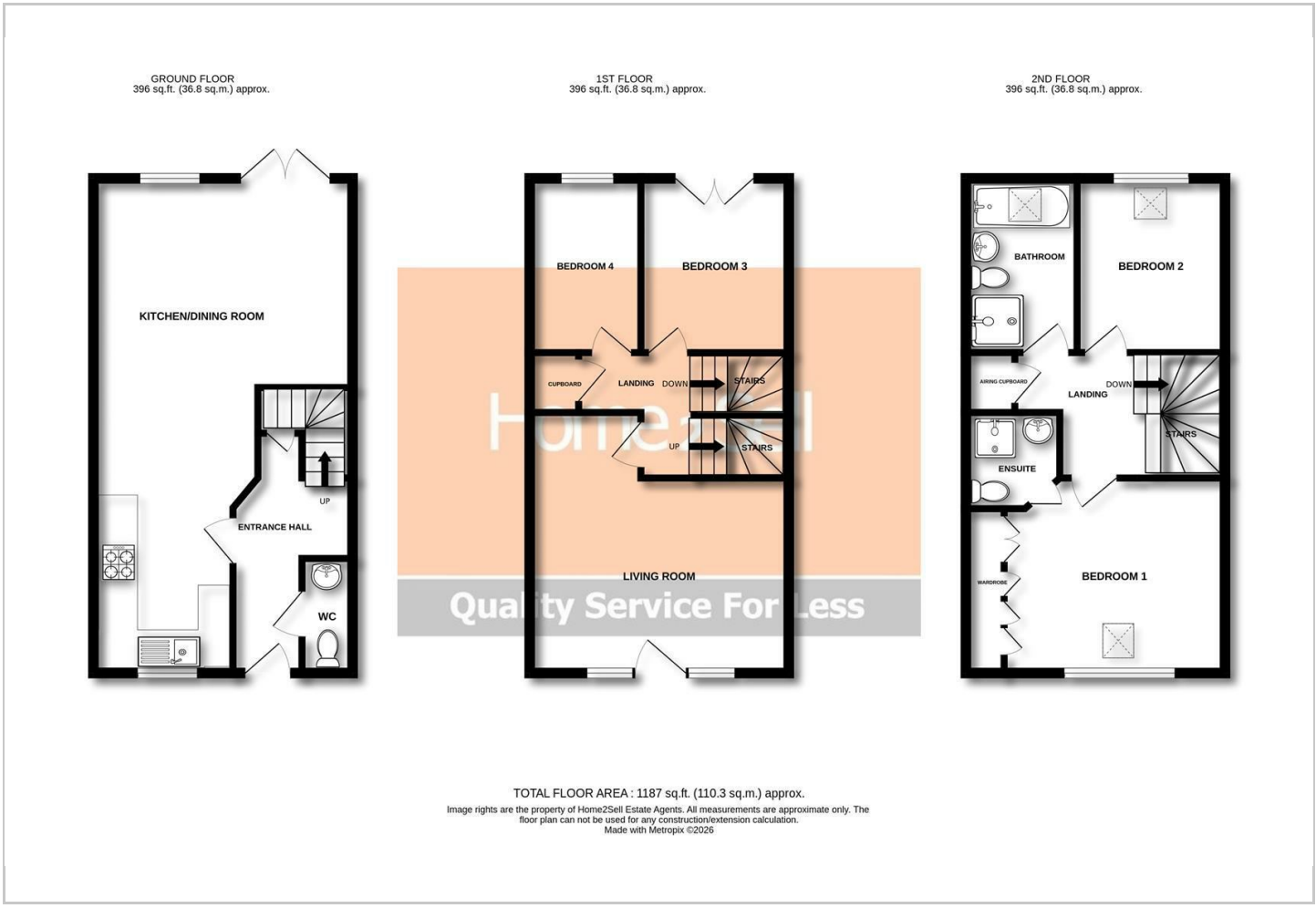
Hybrid Map



Terrain Map



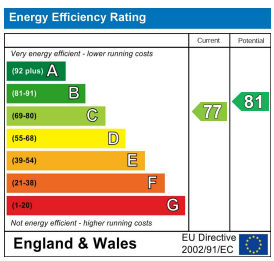
Floor Plan



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.

38 Market Place, Belper, DE56 1FZ
Tel: 01773 823 200 Email: enquiries@home2Sell.com www.home2sell.com