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Over Lane, Belper, £360,000

- THREE BEDROOM DETACHED
- VERY GENEROUS REAR GARDEN
- SOUGHT AFTER LOCATION
- GARAGE AND OUTBUILDINGS
- IMMACULATELY PRESENTED
- ENERGY RATING D



Green & May Ltd, Registered Office: 11 High Street, Alfreton, Derbyshire Company Registration No. 404 5444 Vat No. 780 1817 28

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Green & May are delighted to offer to the market this detached versatile home within this popular town. The property is set on a very generous plot and we would strongly recommend viewing as soon as possible to avoid disappointment. Briefly the accommodation comprises: Entrance hall, lovely light and bright lounge with the focal point being the log burning stove ideal for cold winter evenings. The fitted dining kitchen is very well laid out with built in appliances to include, oven, grill, microwave, gas hob, fridge, freezer and dishwasher. To the first floor there are three bedrooms and a bathroom. To the outside there are gardens to the front and rear and garage. In addition there is a store room and a utility room with plumbing for automatic washing machine and central heating boiler.

With the market town of Belper there are artisan shops, supermarkets, restaurants, coffee shops, public houses, fast food outlets, places of worship, a range of schooling, a leisure centre and bus and railway stations.

Accommodation

Entrance Hall

With double glazed window to the front elevation, central heating radiator and stairs rising to the first floor accommodation.



Lounge (11' 08" x 11' 05") or (3.56m x 3.48m)

Plus bay. This is a light and bright room with double glazed bay window to the front elevation, central heating radiator, coving to the ceiling and TV aerial connection point. The focal point to the room is the log burning stove, ideal for chilly winter evenings.



Fitted Dining Kitchen (18' 0" x 11' 05") or (5.49m x 3.48m)

Narrowing to 7ft 3. This is a very well planned kitchen with a comprehensive range of wall and base units with carousel, complementary tiling to the walls and contrasting work surfaces and breakfast bar. There are built in appliances to include oven, grill, microwave, gas hob and stainless steel extractor chimney, dishwasher and fridge freezer. There is a single drainer stainless steel sink unit with mixer tap, tiled floor, ceiling spot lights and two double glazed windows to the rear.

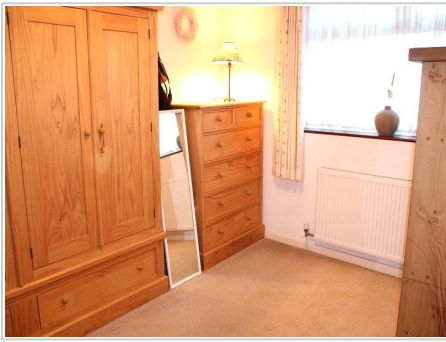
Landing

With central heating radiator, double glazed window to the side elevation and access to the partially boarded loft with retractable ladder.



Bedroom 1 (11' 05" x 11' 03") or (3.48m x 3.43m)

With double glazed window to the rear elevation and central heating radiator.



Bedroom 2 (11' 06" x 9' 0") or (3.51m x 2.74m)

Plus recess. With central heating radiator and double glazed window to the front elevation.



Bedroom 3 (8' 09" Max x 6' 0") or (2.67m Max x 1.83m)

Widening to 8ft 2. With double glazed window to the front elevation and central heating radiator.



Bathroom

This is a lovely bathroom with white three piece suite which comprises: Panelled bath with shower over and glazed screen, low level WC, pedestal wash hand basin, complementary tiling to the walls, under floor heating, ceiling spot lights, extractor fan, built in cupboard and double glazed window.

Garage (15' 03" x 9' 0") or (4.65m x 2.74m)

With roller shutter door, light power and double glazed window to the rear. As with all garages potential purchasers are advised to check suitability prior to purchase.

Store Room (15' 0" x 8' 08") or (4.57m x 2.64m)

Utility Room

With plumbing for automatic washing machine and central heating boiler.



Outside

To the rear of the property there is a basement store and utility room and a further store below the garage which is ideal for hobbies or a gym or further storage. There is a block paved seating area and the remainder of the generous garden is laid to lawn with hedging and shrubs. To the front of the property there is a driveway which provides off road car parking and double gates provide access to the garage. The property has hedging which provides a degree of privacy to the front.

Viewing Arrangements

Note to purchasers: The property may be viewed by contacting Green & May. We have not tested any fittings, systems, services or appliances at this property and cannot verify them to be in working order or to be within the seller's ownership. We have not verified the construction, the condition or the tenure of the property. Intending purchasers are advised to make the appropriate enquires prior to purchase. If you require any further information prior to viewing please contact

our office, particularly if travelling some distance. Please note that the measurements have been taken using a laser tape measure.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:68

Tenure

We are informed that the tenure is Not Specified

Council Tax

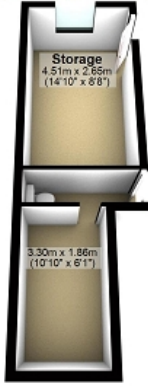
Band C

Directions

For Satellite Navigation the Post Code is DE56 0HN



Sub-garage
Approx. 11.9 sq. metres (128.5 sq. feet)



Garage/Outbuildings
Approx. 11.9 sq. metres (128.5 sq. feet)



First Floor
Approx. 36.3 sq. metres (390.4 sq. feet)




Ground Floor
Approx. 35.7 sq. metres (384.5 sq. feet)



Total area: approx. 95.9 sq. metres (1032.0 sq. feet)

Disclaimer: Whilst every attempt has been made to ensure the accuracy of the floorplan, all measurements, fixed installations, and furnishings are for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.