



GRANT'S
OF DERBYSHIRE

4 Walgrave Close, Belper DE56 1UF
Offers Around £195,000

We are delighted to offer For Sale this modern, two bedroom mid town house located in this quiet cul-de-sac on this popular residential development in Belper. This home benefits from gas central heating and uPVC double glazing. The accommodation comprises; entrance hall, fitted kitchen, living room, two bedrooms and a family bathroom. Outside there is a lawned garden with patio area and off street parking to the front. Viewing Highly Recommended. Virtual Tour Available. No Upward Chain. Ideal Investment or First Time Buy.



Ground Floor

The property is accessed via the driveway and foregarden where the part glazed composite door opens into the entrance hall where there are hooks for coats and hats etc. The first door on the left leads into the

Kitchen 8'4" x 7'9" (2.56 x 2.38)

With a ceramic tiled floor and a traditional range of wall, base and draw units with marble effect worktop over and inset acrylic sink with mixer tap. There is an electric oven, electric hob with extractor hood over, space and plumbing for a washing machine and an upright fridge freezer. A uPVC double glazed window overlooks the front driveway.

Living Room 15'5" x 11'8" (4.71 x 3.58)

A good size reception room having ample space for lounge furniture and a small dining table and chairs. The staircase leads off to the first floor and sliding patio doors open to the rear patio and garden. TV point.

First Floor

On arrival at the first floor landing, the first door on the right opens into the

Family Bathroom 8'7" x 5'10" (2.62 x 1.78)

Half tiled with a wood laminate flooring and a traditional white suite comprising of a panelled bath with thermostatic shower fitting over, a pedestal sink and a low flush WC. There is a built-in cupboard housing the hot water cylinder and having slatted shelving over for the storage of linen etc. There is an obscure glass uPVC double glazed window to the front aspect.

Bedroom One 11'9" x 9'6" (3.59 x 2.92)

A double bedroom with a bank of fitted wardrobes to one side. A uPVC double glazed window overlooks the rear garden.

Bedroom Two 12'0" x 5'8" (3.68 x 1.74)

A single bedroom with uPVC double glazed window to the front aspect. Access hatch to the loft.

Outside

To the front of the property we have an allocated parking space for one vehicle. Immediately to the rear of the home, we have a paved patio area and a lawned garden which is fully enclosed by timber fencing.

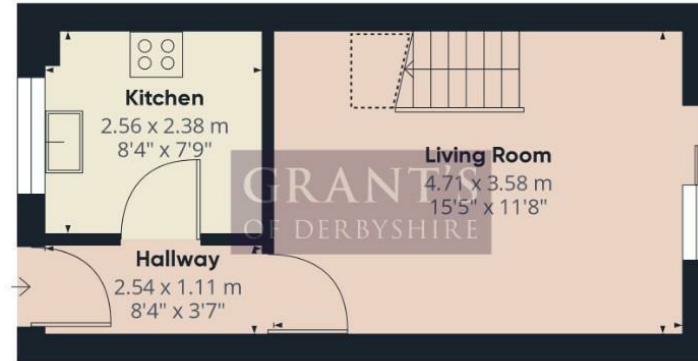
Council Tax Information

We are informed by Amber Valley Borough

Council that this home falls within Council Tax Band A which is currently £1461 per annum.







Floor 0



Floor 1

Approximate total area⁽¹⁾

49.78 m²
535.87 ft²

Reduced headroom

1.34 m²
14.45 ft²

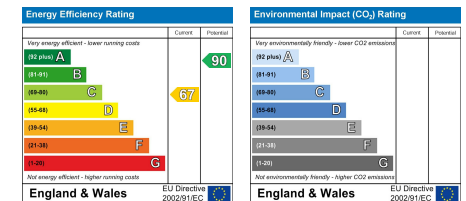
(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.



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