

5 Hillcrest, Belper, DE56 0JF

Asking Price £325,000

Freehold



- A Modern Townhouse With Versatile Accommodation Over Three Floors
- Impressive Entrance Hall And Cloakroom/WC
- Sitting Room With French Doors To The Rear
- Open Plan Living/Dining Kitchen
- Bedroom One With En Suite Shower Room
- Four Further Bedrooms And A Family Bathroom
- Driveway And Single Garage
- Enclosed Rear Garden And Patio
- Easy Access To Belper Town Centre And All Amenities
- Convenient For A38, M1, A6 And Local Rail Network





Summary

Nestled in the charming area of Hillcrest, Belper, this modern townhouse offers a delightful blend of contemporary living and versatile accommodation spread over three well-designed floors. With a generous total area of 1,396 square feet, this property is perfect for families seeking both space and comfort.

Upon entering, you are greeted by an impressive entrance hall with cloakroom/WC off. The sitting room provides a welcoming space for relaxation and French doors lead to the rear garden and patio. An open plan living and dining kitchen is ideal for entertaining and family gatherings. This layout encourages a warm and inviting atmosphere, perfect for modern lifestyles.

The property boasts five well-proportioned bedrooms, thoughtfully arranged over two floors. The main bedroom features an en suite shower room and French doors with Juliet balcony providing views over Belper. A family bathroom serves the remaining bedrooms. Each room is designed to maximise space and light, ensuring a comfortable living environment.

Outside, the property benefits from a drive and garage, providing ample parking and storage solutions. The enclosed rear garden offers a private outdoor space, perfect for children to play or for hosting summer barbecues.

Within walking distance of Belper High School and local primary schools, the local Co-op on Sandbed Lane, open countryside and conveniently positioned for easy access to the A38 providing swift link to Derby, Ripley and the M1. Train Stations in Belper and Derby provide direct links to London St Pancras and other major cities. The A6 and the Peak District are a short drive away.

F&C

The Location

Located off Over Lane, Belper, Hillcrest is a cul de sac of similar properties built by Radleigh Homes. Conveniently positioned for easy access to Belper Town Centre and all local amenities. Within walking distance of Belper High School and local primary schools, the local Co-op on Sandbed Lane, open countryside and conveniently positioned for easy access to the A38 providing swift link to Derby, Ripley and the M1. Train Stations in Belper and Derby provide direct links to London St Pancras and other major cities. The A6 and the Peak District are a short drive away.

Accommodation

Ground Floor

Entrance Hall

8'0" x 5'2" (2.44 x 1.59)

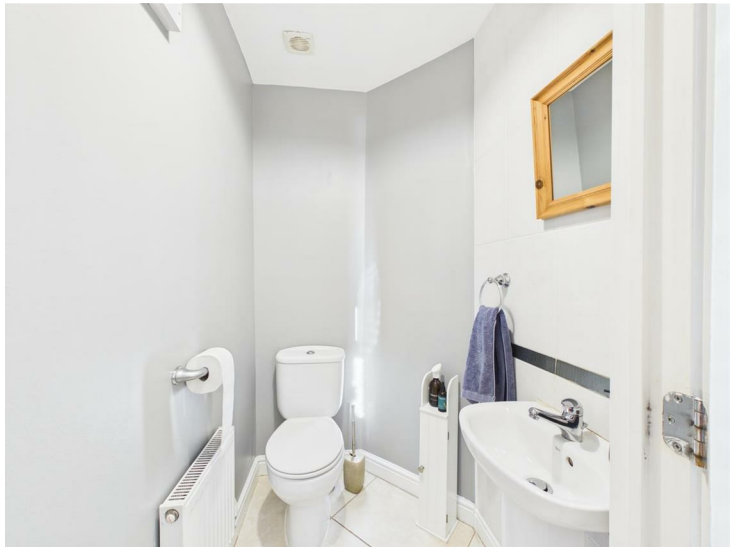
Having a double glazed entrance door with opaque double glazed glass insert, having a tiled floor, a central heating radiator and a useful understairs cupboard providing excellent storage space. A feature staircase with double glazed window to the front leads to the first floor.



Cloakroom

4'8" x 3'9" (1.43 x 1.15)

Appointed with a two piece white suite comprising a pedestal wash handbasin and a low flush WC with complementary tiling to the splashback areas. There is a tiled floor, an extractor fan and a central heating radiator.



Lounge

17'7" x 10'4" (5.38 x 3.16)

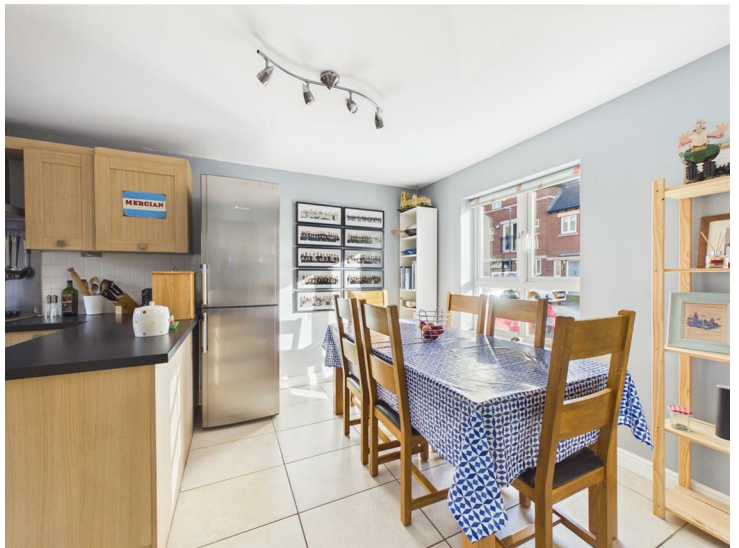
Having a feature wooden floor, two central heating radiators, a UPVC double glazed window to the front and UPVC double glazed French doors provide access to and views of the rear garden and patio.



Dining Kitchen

17'6" x 10'9" (5.35 x 3.30)

Comprehensively fitted with a range of modern base cupboards, drawers and eye level units with a complementary roll top work surface over incorporating a one and a half bowl stainless steel sink drainer unit with mixer tap. Integrated appliances include a double electric oven, a hob, stainless steel splashback and an extractor fan with light. There is a space for a fridge freezer and a plumbing for a dishwasher and automatic washing machine. Having tiling to the splashback area, a UPVC double glazed window to the rear, a UPVC double glazed window to the front, two central heating radiators and a double glazed door with frosted glass insert provides access to the rear garden. There is full tiling running throughout.



First Floor Landing

12'0" x 4'1" (3.67 x 1.27)

A galleried landing with central heating radiator and a UPVC double glazed window to the front elevation. There is a built-in airing cupboard housing the hot water cylinder and providing storage space and a feature staircase leads to the second floor.

Bedroom One

11'5" x 10'3" (3.49 x 3.14)

With a central heating radiator and double glazed French doors opening to a Juliet balcony. The French doors provide far-reaching views over Over Lane and countryside beyond.



En-Suite

5'8" x 5'4" (1.74 x 1.64)

Having a three piece white suite comprising a corner shower cubicle with glass shower doors and mains fed shower over, a pedestal wash handbasin and a low flush WC. There is tiling to the shower enclosure and tiling to all splashback areas, a tiled floor, a wall mounted bathroom cabinet with mirrored fronts, an electric shaver point, inset spotlighting, a central heating radiator and a UPVC double glazed window with frosted glass.



Bedroom Four

10'0" x 9'1" (3.06 x 2.77)

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



Bedroom Five

10'11" x 7'1" (3.35 x 2.18)

Having a central heating radiator and a UPVC double glazed window to the front elevation.

Family Bathroom

8'5" x 5'8" (2.59 x 1.75)

Appointed with a three piece white suite comprising a panelled bath with folding glass shower screen and shower over, a pedestal wash handbasin and a low flush WC. There is half tiling to the walls and to the shower area, a wood grain effect floor, a central heating radiator, inset spotlighting, an extractor fan and a UPVC double glazed window with obscure glass.



Second Floor Landing

6'2" x 5'10" (1.89 x 1.78)

With a built-in cupboard that provides excellent storage space and a central heating radiator.

Bedroom Two

13'5" x 10'11" (4.11 x 3.34)

Having two double glazed Velux style skylight windows to the front and rear elevation and a central heating radiator.



Bedroom Three

13'6" x 10'7" (4.14 x 3.24)

With double glazed Velux style windows to the front and rear elevation and a central heating radiator.



Outside

To the front of the property there is a lawned garden with a variety of shrubs to the surround and outside lighting. An extensive block paved driveway provides extensive off-road parking for two/three vehicles and leads to a single garage.

To the rear there is an enclosed garden which is mainly laid to lawn and has a paved patio and wooden garden shed. Having outside lighting.

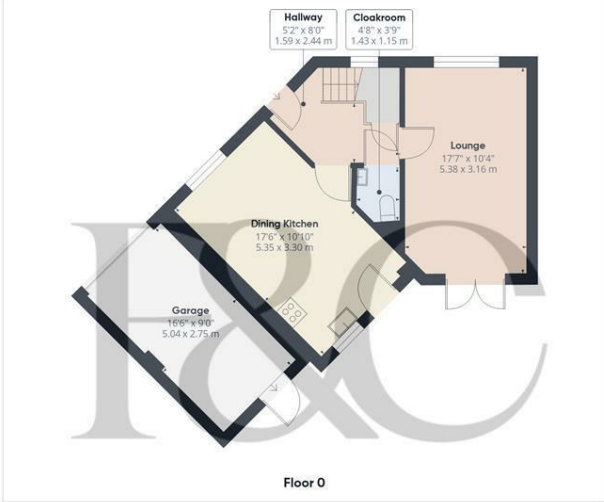


Garage

16'6" x 9' (5.03m x 2.74m)

With an up and over door, light, power and door to the rear garden

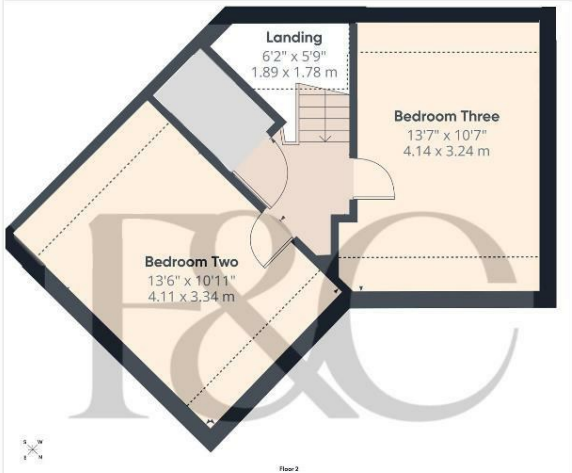
Council Tax Band D



Floor 0



Floor 1



Floor 2

Approximate total area[®]
1396 ft²
129.8 m²

Reduced headroom
79 ft²
7.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Council Tax Band: D
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	