

## 5 Rowan Court, Belper, DE56 1SJ

£249,950

Freehold



- A Well Presented Modern Townhouse In Envidable Cul De Sac Location
- Entrance Hall And Cloakroom/WC
- Well Equipped Dining Kitchen
- Lounge With Twin French Doors Opening To The Rear Garden
- Bedroom One With En Suite
- Two Further Bedrooms And A Bathroom
- Driveway Providing Parking And Leading To A Single Garage
- Delightful Enclosed Rear Garden And Patio
- Easy Reach Of Belper Town Centre, A6, A38 And M1
- Offered With No Above Chain





## Summary

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A charming modern end townhouse located in the desirable cul de sac of Rowan Court, Belper. This well-appointed property offers comfortable living space making it an ideal home for families or professionals seeking a peaceful yet convenient setting.

As you enter, you are greeted by an entrance hall with cloakroom/WC off. There is a comprehensively fitted dining kitchen which is equipped with integrated appliances and has a generous area for dining. The lounge is a delightful space, featuring twin French doors that open directly to the enclosed garden and patio.

The townhouse boasts three well-proportioned bedrooms, including a generous Bedroom One with the added luxury of an en suite shower room. In addition there is a family bathroom with a three piece suite.

Outside, a generous driveway runs to the side of the house providing off road parking for two vehicles. In addition, this leads to a single garage which provides additional parking or storage space.

To the rear, the delightful enclosed garden and patio provide a lovely area for relaxation and outdoor entertaining and flows easily via French doors from the Lounge.

In summary, this modern townhouse in Rowan Court is a wonderful opportunity for those looking for a stylish and practical home in Belper.

Belper has an excellent range of amenities including shops, restaurants, coffee shops, pubs, a cinema and is a thriving community. The local primary school is within walking distance as is the beautiful surrounding countryside. It is well placed for access to Derby, Nottingham and connection to the A38, A6 and M1. A railway station in Belper has a regular service to Derby which then connects to London St Pancras and other major cities.

The house is offered with no above chain.

An internal inspection is strongly recommended.

# F&C

## The Location

Located in a Cul De Sac of similar properties and within walking of a local primary school and open countryside on the outskirts of Belper town centre. Belper has a fabulous range of shops, cafes, restaurants and an independent cinema. Belper bus station provides easy links to local villages, towns and the cities of Derby and Nottingham. Belper also has a railway station providing links to Derby, Nottingham, London St Pancras and other major cities. The A6 enables swift access to The Peak District and the A38 and M1 are a short drive away.

## Accommodation

### Entrance Hall

14'10" x 3'2" (4.54 x 0.98)

Having a composite entrance door with double glazed glass insert, a wood grain effect laminate floor, a central heating radiator and stairs lead off to the first floor.

### Cloakroom/WC

6'4" x 2'10" (1.94 x 0.88)

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

### Dining/Kitchen

14'11" x 8'2" (4.56 x 2.50)

Comprehensively fitted with a range of modern, cream base cupboards, drawers and eye level units with a complementary wood grain effect work surface over incorporating a porcelain sink drainer unit with one and a half bowl sink strainer unit with stainless steel mixer tap over. Integrated appliances include an electric oven, four ring gas hob, an extractor fan with light, a refrigerator and freezer. There is plumbing for an automatic washing machine, plumbing for a dishwasher and complementary metro style tiling to wall splashback areas. Having a wood grain effect laminate floor, a central heating radiator and a UPVC double glazed window to the front. There is a concealed wall mounted boiler (serving domestic hot water and central heating system).



### **Living Room**

14'9" x 11'10" (4.52 x 3.61)

Having a wood grain effect laminate floor, two central heating radiators and two pairs of UPVC double glazed French windows which provide access to and views of the rear garden and patio. An understairs cupboard provides excellent storage space.



### **First Floor Accommodation**

#### **Landing**

9'1" x 3'0" (2.79 x 0.92)

Having a central heating radiator and a built-in cupboard proving excellent storage space.

#### **Bedroom One**

11'8" x 10'5" (3.58 x 3.20)

With two UPVC double glazed windows to the rear elevation and a central heating radiator.



#### **En-Suite**

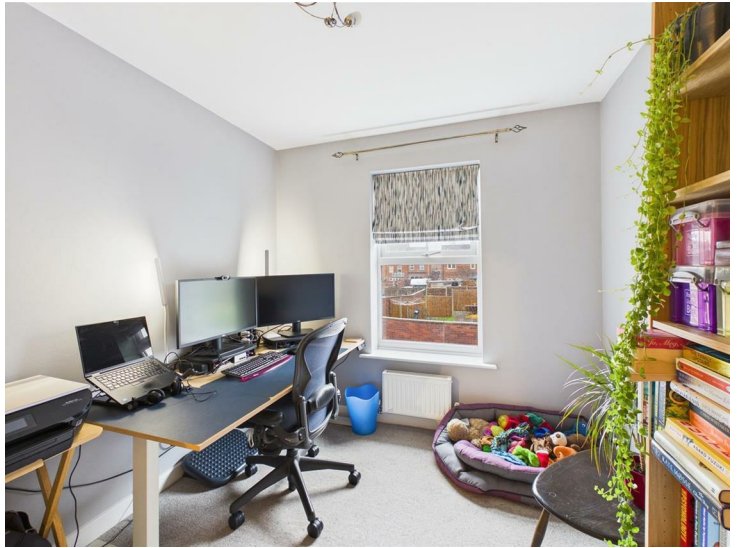
8'0" x 2'8" (2.44 x 0.83)

Appointed with a three piece suite comprising a walk-in shower cubicle with folding glass shower door and electric shower over, a pedestal wash handbasin and a low flush WC with complementary tiling to the splashback areas and the shower enclosure. Having a wall mounted bathroom cabinet with mirrored front, a central heating radiator, an extractor fan and a UPVC double glazed window.

### Bedroom Two

9'11" x 7'10" (3.03 x 2.41)

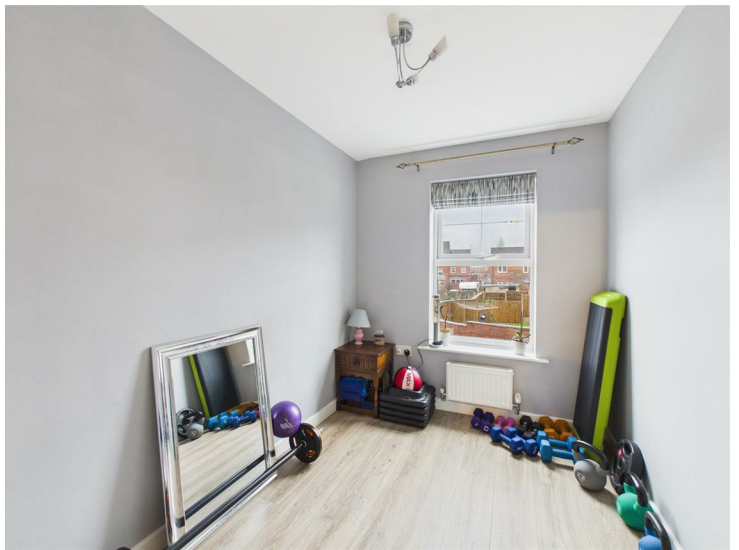
Having a UPVC double glazed window to the front and a central heating radiator.



### Bedroom Three

9'1" x 6'6" (2.79 x 2.00)

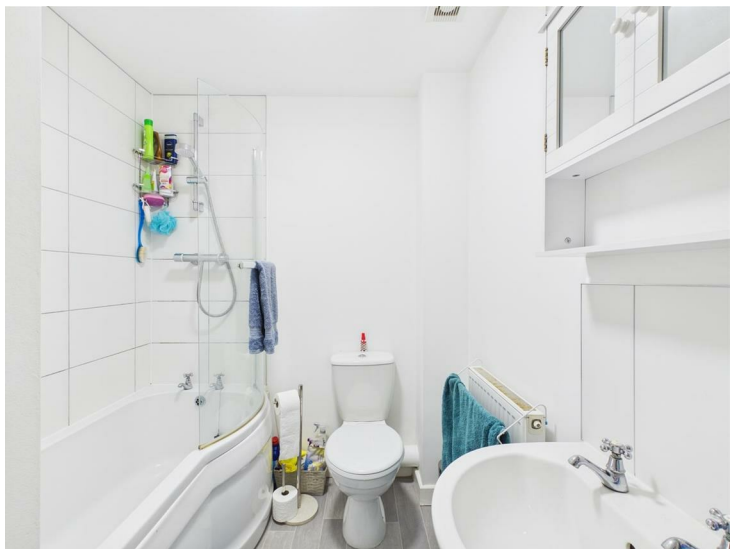
Having a central heating radiator, a UPVC double glazed window to the front elevation and a wood grain effect laminate floor.



### Bathroom

7'10" x 5'11" (2.40 x 1.82)

Appointed with a three piece white suite comprising P-shaped bath with curved glass shower screen, mains fed shower over and full tiling to the splashback, a low flush WC and a pedestal wash handbasin with tiling to the splashback. There is a central heating radiator, a wall mounted bathroom cabinet with mirrored front and an extractor fan. There is a feature luxury vinyl floor.



Outside



Council Tax Band B



Approximate total area<sup>(1)</sup>  
389 ft<sup>2</sup>  
36.1 m<sup>2</sup>

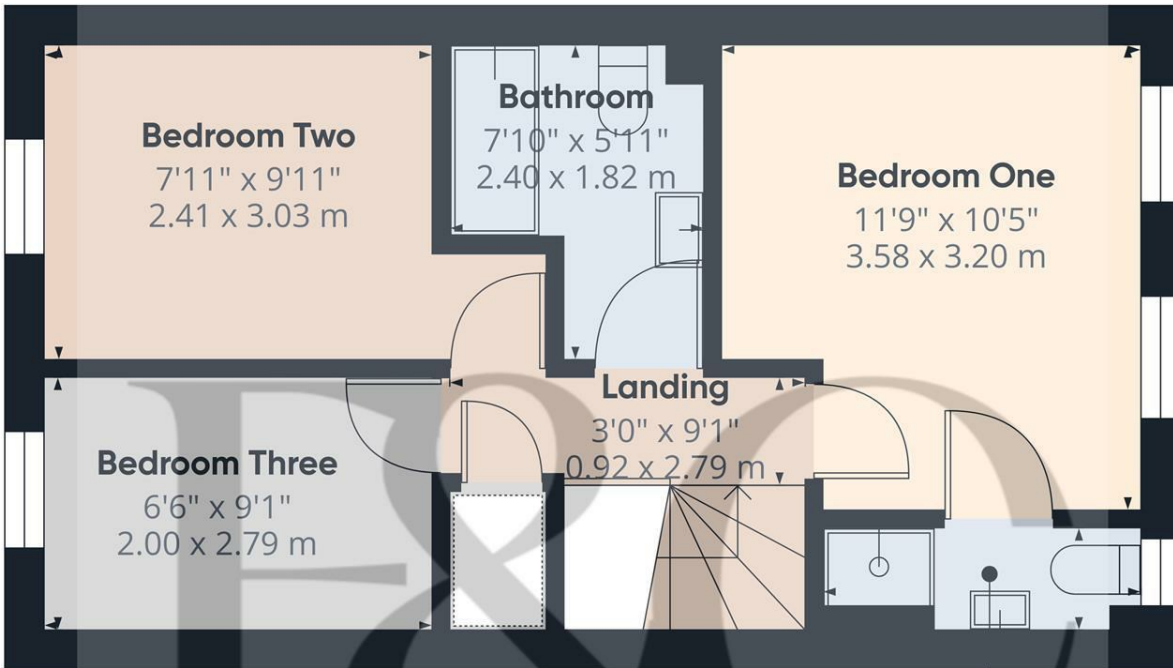
(1) Excluding balconies and terraces

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

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Floor 0



Approximate total area<sup>(1)</sup>  
352 ft<sup>2</sup>  
32.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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Floor 1



Duffield Office

Duffield House  
Town Street  
Duffield  
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DE56 4GD

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duffield@fletcherandcompany.co.uk

Derby Office

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Millennium Way  
Pride Park  
Derby  
DE24 8LZ

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Willington Office

3 The Boardwalk  
Mercia Marina  
Findern Lane  
Willington  
Derbyshire  
DE65 6DW

01283 241500  
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5 Rowan Court  
Belper  
DE56 1SJ

Council Tax Band: B  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>91</b>
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	