



4 Bed House - Detached

15 Warwick Gardens, Belper DE56 0FG

Price £425,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Ideal Family Extended Detached Home
- Popular Cul-de-Sac Location with Open Green
- Lounge, Study, Dining Room & Family Room
- Kitchen/Dining Room
- Utility/Laundry Room & Cloakroom/W.C.
- Four Bedrooms & Three Bathrooms
- Pleasant Enclosed Gardens & Sheds
- Block Paved Driveway
- Excellent Local Amenities & Countryside Walks
- Viewing Recommend - Good Spacious Family Home

GREAT FAMILY HOME - This splendid four bedroom extended detached house presents an ideal family home. With an impressive layout, the property boasts four reception rooms, including lounge, study, family room and dining room, perfect for entertaining guests or enjoying family time.

The property features four generously sized bedrooms, ensuring that there is plenty of room for family members or guests. With three bathrooms, morning routines will be a breeze, providing comfort and convenience for all.

Outside, the easy-to-manage gardens offer a delightful space for children to play or for adults to relax.

This extended detached home is not only spacious but also thoughtfully designed for modern family living. With its prime location in Belper, you will enjoy the benefits of a friendly community while being close to local amenities and beautiful countryside. This property truly represents a wonderful opportunity for those seeking a comfortable and stylish family home.

Situated in a popular cul-de-sac, the property benefits from a tranquil environment, complemented by an attractive open green.

The Location

The property enjoys a delightful position on Warwick Gardens, located on the edge of Belper close to open countryside and the local village of Heage. Belper provides an excellent range of amenities including supermarkets, shops, education facilities at Primary and Secondary levels, Railway Station, public houses, restaurants and recreational facilities. The village of Duffield is some three miles to the south and the City of Derby is eight miles to the south. The famous market town of Ashbourne, known as the gateway to Dovedale and the Peak District National Park, lies approximately ten miles to the west. For those who enjoy the outdoor pursuits the nearby Derbyshire countryside provides some delightful scenery and walks along the banks of the River Derwent.

Accommodation

Ground Floor

Entrance Hall

21'3" x 4'2" (6.50 x 1.28)

With wood effect flooring, spotlights to ceiling, radiator, entrance door, corner storage cupboard and staircase leading to first floor.

Cloakroom

6'11" x 3'2" (2.11 x 0.97)

With low level WC, fitted wash basin with chrome fittings with fitted base cupboard underneath, fully tiled walls with matching tiled flooring, inset mirror, spotlights to ceiling, heated chrome towel rail/radiator, double glazed obscure window and internal panelled door.

Lounge

19'2" x 9'3" (5.85 x 2.83)

With designer electric fire, spotlights to ceiling, radiator, double glazed bow window with deep windowsill with fitted blind with aspect to front, internal double opening half glazed doors, internal multi-pane window and aspect to front over open green.



Study

7'4" x 6'7" (2.24 x 2.03)

With fitted desk, radiator, wood effect flooring, spotlights to ceiling, two double glazed windows to front both having fitted blinds and internal half glazed door.



Family Room

15'2" x 13'10" (4.63 x 4.24)

With spotlights to ceiling, radiator, internal double opening half glazed door giving access to dining room, double glazed window with fitted blinds to rear, additional double glazed French doors opening onto raised decking area and private garden.



Dining Room

11'9" x 8'10" (3.59 x 2.70)

With wood effect flooring, radiator, internal multi-pane window, internal double opening half glazed doors opening into family room and additional half glazed internal door.



Kitchen/Dining Room

15'1" x 12'9" (4.61 x 3.91)



Dining Area

Dining area

With matching fitted breakfast table, wood flooring, radiator, spotlights to ceiling, internal multi-pane window, half glazed internal door and open space into kitchen area.



Kitchen Area

With one and a half stainless steel sink unit with mixer tap, wall and base units, matching worktops, built-in four ring induction hob with extractor hood over, built-in double electric fan assisted oven, space for freezer, integrated dishwasher, matching wood flooring, spotlights to ceiling, double glazed window with tiled sill overlooking rear garden and half glazed door giving access to family room.



Utility/Laundry Room

10'0" x 8'0" (3.06 x 2.46)

With plumbing for automatic washing machine, space for tumble dryer, wood effect flooring, spotlights to ceiling, storage cupboards, shoe cupboards, space for freezers and half glazed internal door.

First Floor Landing

9'6" x 6'8" (2.92 x 2.05)

With spotlights to ceiling, access to roof space, radiator, side double glazed window and built-in storage cupboard with shelving.

Bedroom One

15'7" x 10'11" (4.76 x 3.33)

With spotlights to ceiling, radiator, built-in double wardrobe with sliding doors, three double glazed windows both having archways, open aspect to green to front and internal oak veneer door giving access to en-suite.



En-Suite

8'5" x 5'6" (2.57 x 1.70)

With double shower cabin with body jets and shower, twin wash basins with chrome fittings with fitted base cupboard underneath, low level WC, fully tiled walls, shaver point, tiled flooring, inset mirror, spotlights to ceiling, heated chrome towel rail/radiator, extractor fan, wall cupboard, double glazed obscure window with tiled sill to front and internal oak veneer door.



Bedroom Two

12'9" x 8'5" (3.89 x 2.57)

With spotlights to ceiling, radiator, double glazed window to rear, built-in double wardrobe with double opening doors and internal panelled door.



En-Suite

5'9" x 2'5" (1.76 x 0.76)

With separate shower cubicle, electric shower, fitted wash basin, fitted base cupboard underneath, fully tiled walls, inset mirror, tiled flooring, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator, double glazed obscure window to side and internal panelled door.



Bedroom Three

10'3" x 8'9" (3.14 x 2.68)

With radiator, spotlights to ceiling, double glazed window to rear and internal panelled door.



Bedroom Four

9'10" x 6'7" (3.02 x 2.03)

With radiator, spotlights to ceiling, double glazed window to rear and internal panelled door.



Family Bathroom

8'6" x 5'1" (2.61 x 1.55)

With bath with chrome fittings including shower and shower screen, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, fully tiled walls, matching tiled flooring, inset mirror, shaver point, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator, double glazed obscure window and internal panelled door.



Roof Space

Access via a loft ladder, boarded for storage, light and central heating boiler.

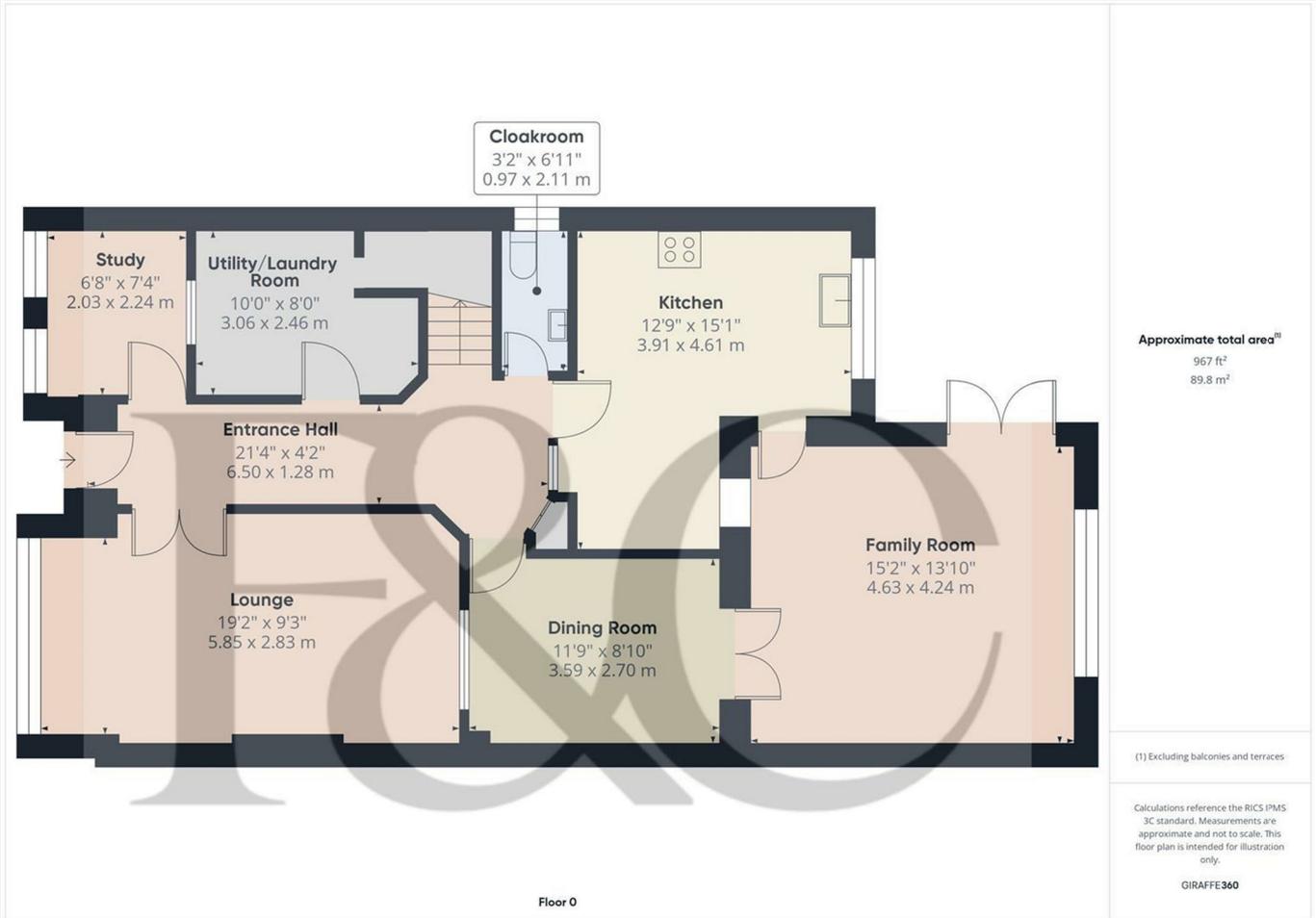
Garden

To the rear of the property is a very pleasant, manageable, enclosed rear garden enjoying all weather artificial turf, gravel beds, raised decking area providing a pleasant sitting out entertaining space, outside lights, storage side shed and side access gate.

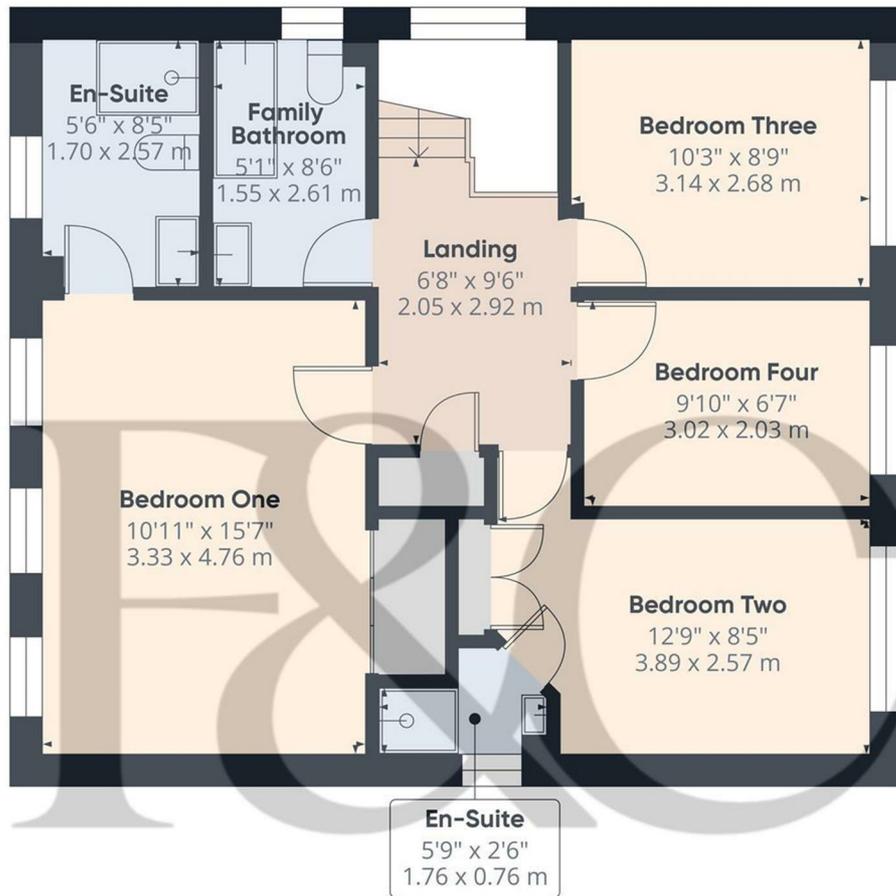


Driveway

A double width, block paved driveway provides car standing spaces for two/three cars.



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Floor 1

Approximate total area⁽¹⁾

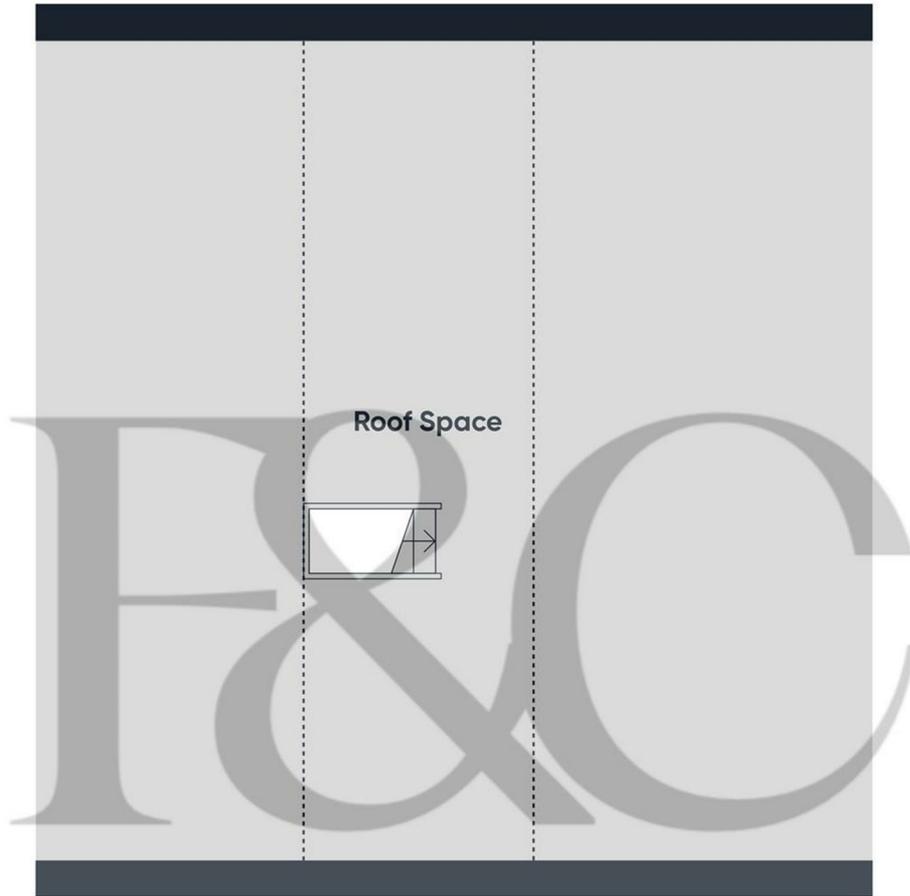
623 ft²
58 m²

(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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Roof Space



Floor 2

Reduced headroom
----- Below 5 ft/1.5 m

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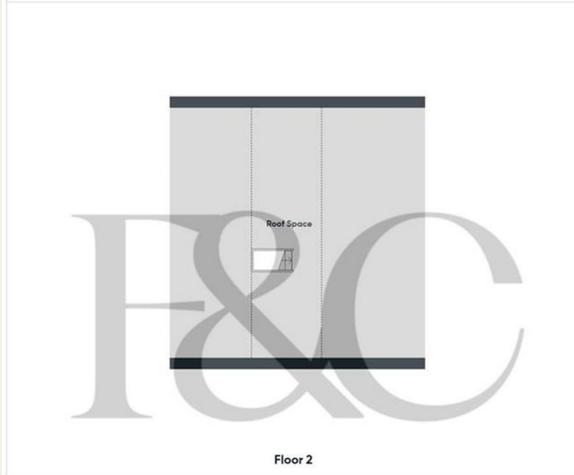
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Floor 0



Floor 1



Floor 2

Approximate total area[®]
1590 ft²
147.8 m²

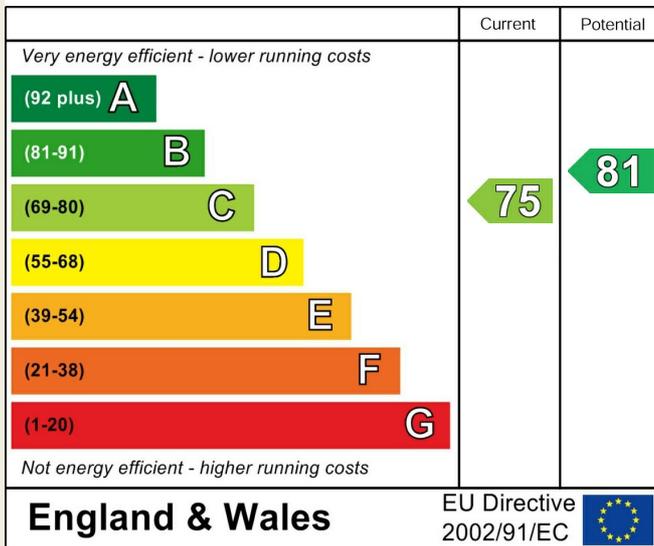
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

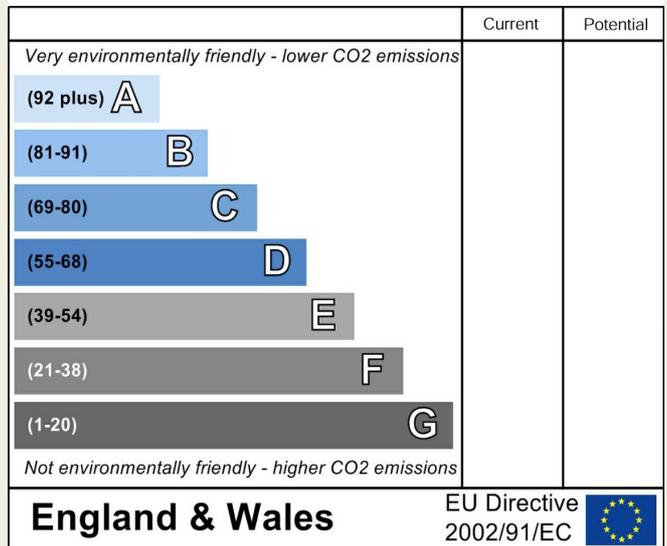
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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