Fletcher & Company

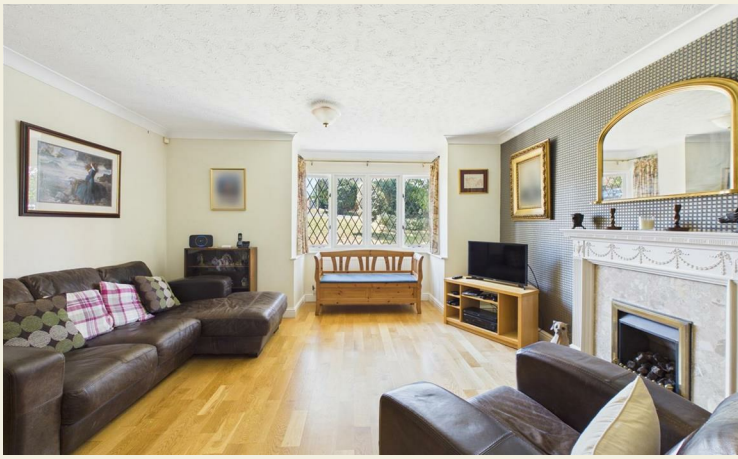
16 Knowl Avenue, Belper, Derbyshire, DE56 2TL

Offers Around £495,000

Freehold



- A Skilfully Extended Detached House offering Versatile Accommodation
- Enviable Location Within Walking Distance Of Belper Town Centre
- Entrance Hall, Cloakroom/Wc And Utility Room
- Characterful Lounge With Separate Study/Office
- Open Plan Living/Dining/Kitchen Opening To The Rear Garden And Patio
- Four Double Bedrooms And Two En Suites
- Family Bathroom
- Two Driveways And A Single Garage
- South Facing, Enclosed garden
- Easy Access To The A6, A38, Peak District And Train Station





Summary

Nestled in the desirable area of Knowl Avenue, Belper, this extended and spacious detached family home offers an exceptional living experience. Spanning an impressive 1,788 square feet, the property boasts a well-thought-out layout that is perfect for modern family life.

Upon entering, you are greeted by a welcoming entrance hall that leads to a cloakroom/WC. The characterful lounge features a charming fireplace, creating a warm and inviting atmosphere for relaxation. The heart of the home is undoubtedly the open plan living, dining, and kitchen area, which seamlessly connects to the rear garden, making it ideal for entertaining and family gatherings. A utility room adds practicality, while a separate office/study provides a quiet space for work or study.

The property comprises four generously sized double bedrooms, ensuring ample space for family and guests. Two of the bedrooms benefit from ensuite shower rooms, offering added convenience, while a well-appointed family bathroom serves the remaining bedrooms.

Outside, there are two drives to the side and front that provide parking for several vehicles, along with a single garage for additional storage/parking.

The south-facing, enclosed rear garden is a delightful outdoor space, perfect for entertaining and family time.

This detached house in Belper combines comfort, style, and practicality, making it an ideal choice for those seeking a spacious residence and versatile accommodation. Within walking distance of Belper Town Centre and all the amenities yet local countryside and walks are on the doorstep.. Easy access to the A6, A38, M1, Derby, The Peak District and a railway station in Belper providing links to London St Pancras and other major cities.

Don't miss the opportunity to make this wonderful property your new home.

F&C

The Location

The house is situated within easy access to the centre of Belper, which provides an excellent range of amenities including supermarkets, shops, education at all levels, Railway Station, public houses, restaurants and recreational facilities.

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.

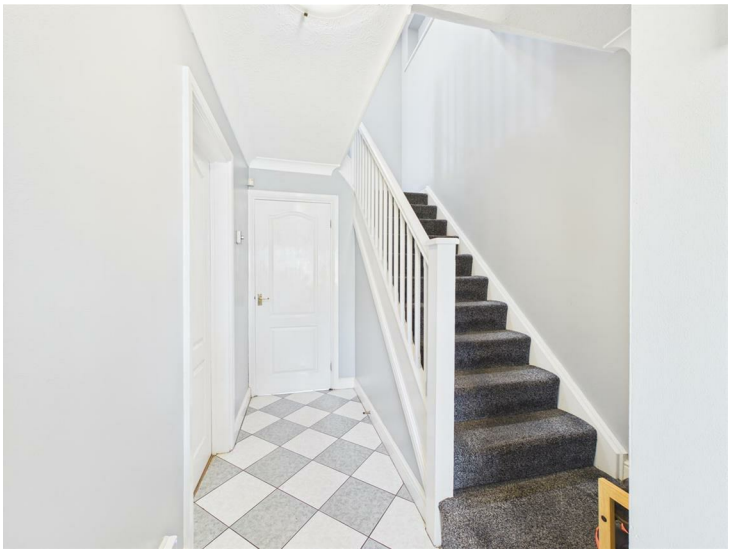
For those who enjoy the outdoor pursuits the nearby Derbyshire countryside provides some delightful scenery and walks along the banks of the River Derwent.

Accommodation

Ground Floor

Entrance Hall

13'10" x 3'6" (4.22 x 1.07)
Approached via a door to the front with frosted glass inserts and having a central heating radiator, a tile floor and stairs lead off to the first floor.



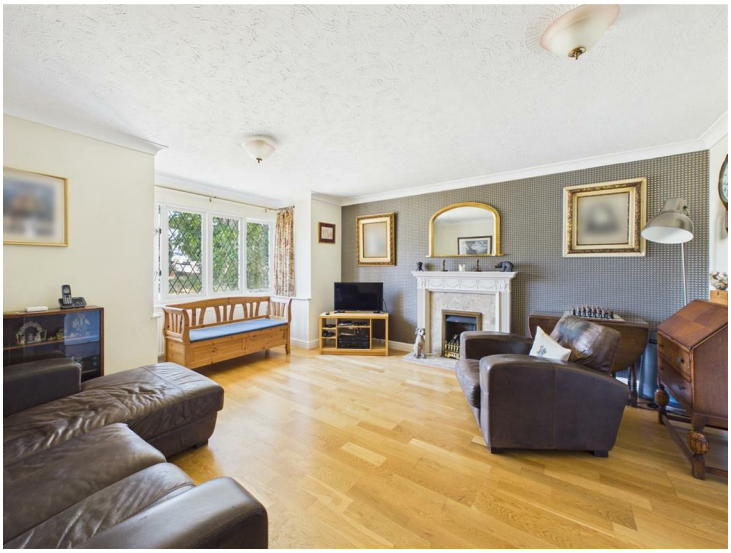
Cloakroom

6'11" x 2'10" (2.12 x 0.87)
Appointed with the two piece suite comprising a vanity wash handbasin with useful cupboards beneath and a low flush WC. There is a tile floor, a central heating radiator and a leaded glass window with obscure glass.

Lounge

14'3" x 13'9" (4.35 x 4.21)

Having a feature Adam style fireplace with marble effect hearth and surround incorporating a living flame gas fire. There is a wooden floor, a central heating radiator and a double glazed box bay window with leaded glass inserts to the front. Double doors lead to the dining kitchen.





Living/Dining/Kitchen
30'3" x 13'5" (9.23 x 4.09)





Kitchen Area

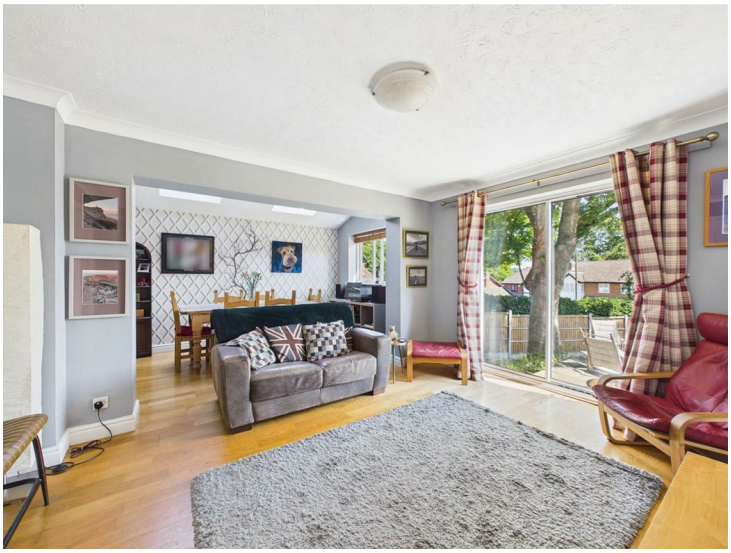
Appointed with a range of base cupboards, drawers, eye level units and glass fronted display cabinets with a granite work surface over incorporating a sink with mixer tap over. Appliances include a dual fuel range cooker with double electric oven, grill and six ring gas hob. There is plumbing for a dishwasher and space for an American style fridge freezer. Having tiling to all splashback areas, a feature wooden shelf, a central heating radiator and a double glazed window overlooking the rear garden. A useful understairs cupboard provides excellent storage space.





Living Area

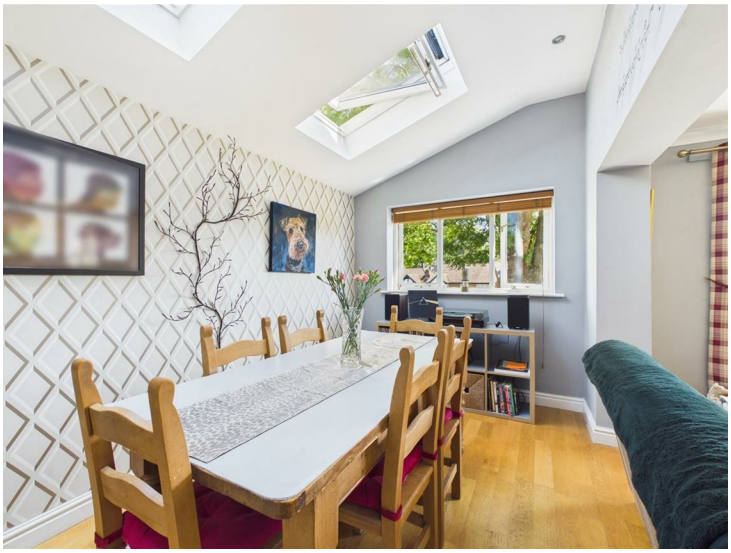
Having a wooden floor, a central heating radiator and double glazed patio doors which provide views of the rear garden and access to the patio.





Dining Area

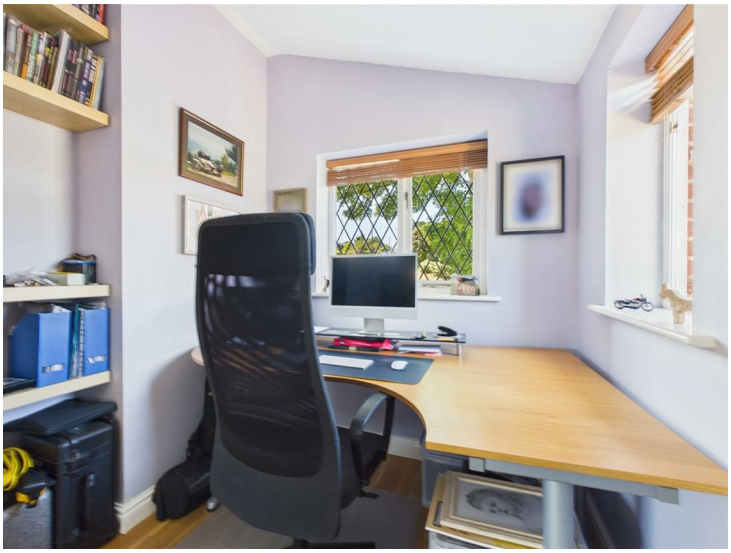
Having a wooden floor continuing through from the kitchen and living area and having a central heating radiator, a double glazed window to the rear overlooking the garden, two double glazed skylight windows to the ceiling and inset spotlighting.



Study/Office

8'7" x 7'10" (2.63 x 2.41)

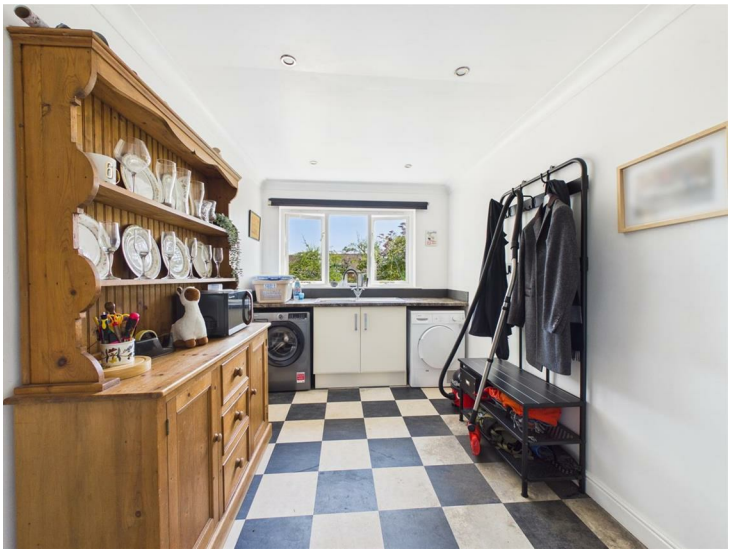
Having a wooden floor, a vertical column radiator, double glazed windows to the side and front with leaded glass and a range of shelving.



Utility/Laundry Room

13'5" x 7'9" (4.10 x 2.37)

With the central heating radiator and appointed with a granite effect roll top work surface incorporating a stainless steel sink drainer unit with mixer tap and cupboards beneath. There is space and plumbing for a washing machine and space for a tumble dryer. Having inset spotlighting, a double glazed window to the rear and a door to the side which provides access to the side of the house. An internal door leads to the garage with light, power and a wall mounted Worcester boiler (serving domestic hot water and central heating system). There is an up and over door.



First Floor Landing

8'6" x 6'7" (2.60 x 2.02)

A galleried landing with recessed shelving, a central heating radiator and access is provided to the bedrooms and bathroom.

Bedroom One

17'3" x 10'1" (5.26 x 3.08)

With a central heating radiator, a double glazed window overlooking the rear garden and double glazed French doors open to a wrought iron Juliet balcony overlooking the rear garden and countryside beyond.





En-Suite

7'3" x 4'7" (2.23 x 1.41)

Appointed with a modern three piece suite comprising of a vanity wash handbasin with useful drawers and cupboard beneath, a low flush WC and a double shower unit with glass shower doors, panelling to the walls and a shower over. There is full tiling to the walls, inset spotlighting and a double glazed window to the side. Having an electric shaver point and a wall mounted mirror.



Bedroom Two
13'10" x 8'10" (4.22 x 2.71)
Having a double glazed leaded glass box bay window to the front elevation, a central heating radiator and a range of fitted wardrobes providing excellent hanging and storage space with an open shelving unit to the side.





En-Suite
8'7" x 2'11" (2.64 x 0.90)
Appointed with a three piece modern white suite comprising a pedestal wash handbasin, a low flush WC and a walk-in shower unit with glass shower screen and shower over. There is three quarter tiling to the walls, inset spotlighting, a wall mounted chrome heated towel rail and a double glazed leaded glass window with obscure glass. Having a wall mounted mirror and an electric shaver point.

Bedroom Three
15'7" x 11'10" (4.75 x 3.62)
With two double glazed leaded glass windows to the front elevation, a central heating radiator and a built-in cupboard which provides excellent storage space.





Bedroom Four
12'4" x 8'5" (3.76 x 2.58)
Having a double glazed window overlooking the rear garden and a central heating radiator.



Bathroom

7'11" x 6'8" (2.43 x 2.05)

Appointed with a modern white suite comprising a vanity wash handbasin with useful cupboard beneath, a low flush WC and a panelled bath with mixer tap. There is tiling to all splashback areas, a wall mounted chrome heated towel rail, a tile floor and an electric shaver point. Having a double glazed leathered glass window with obscure glass.



Outside

To the front of the property there is a lawn garden and a tarmacadem driveway which provides off-road parking for several vehicles. This leads to the detached garage. A pathway then leads to the front door and in addition, there is a second driveway to the side of the house which provides additional off-road parking. The property also benefits from an electric car charging point.
The rear garden has an enclosed surround and enjoys a south facing aspect. There is a patio with lawn garden beyond and a variety of shrubs and mature trees. Having outside lighting and a tap. There is an additional area to the side of the house which provides excellent storage. A wooden garden shed provides storage space.



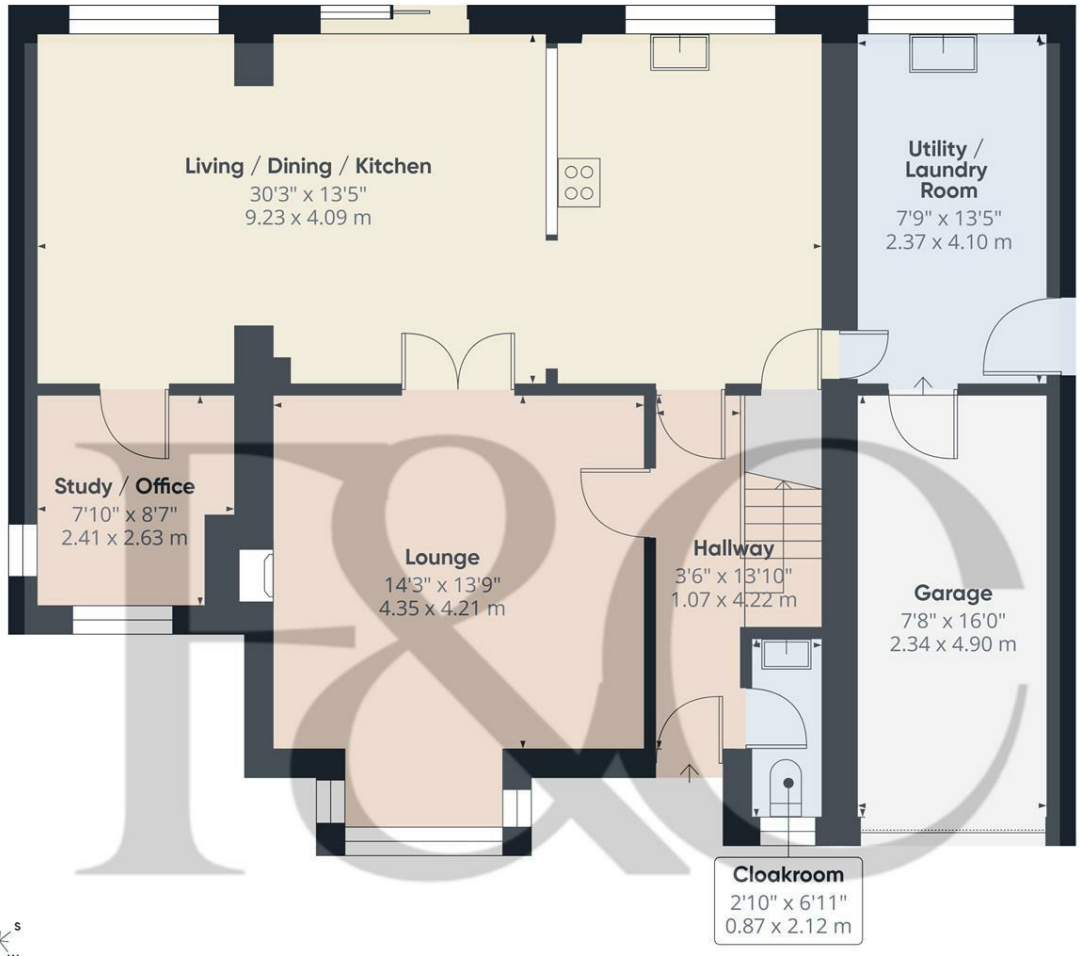




Garage

16'0" x 7'8" (4.90 x 2.34)
With up and over door, light and internal door.

Council Tax Band E



Floor 0

Approximate total area(1)

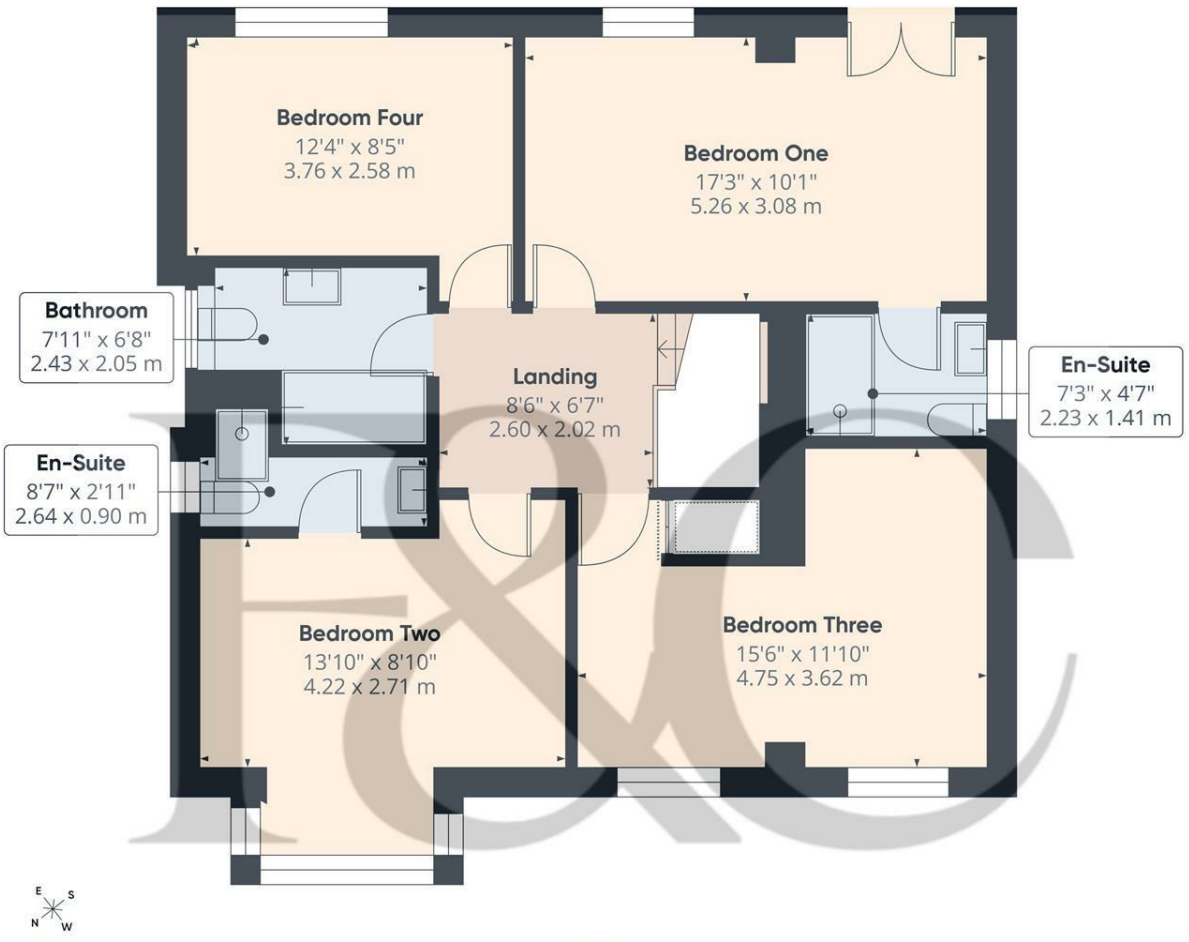
1010 ft²

93.8 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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Floor 1

Approximate total area(1)

778 ft²

72.2 m²

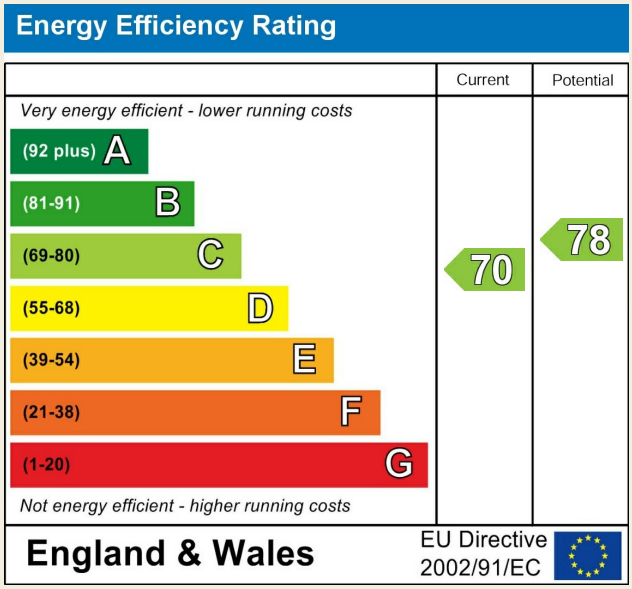
(1) Excluding balconies and terraces

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Tenure: Freehold