



Beaumont Close
Belper

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Beaumont Close Belper DE56 0ED

for sale
£280,000



Property Description

Burchell Edwards are pleased to bring to the market this well-presented three/ four bedroom detached family home, situated in a popular residential location within Belper. The property benefits from a block-paved driveway, enclosed rear garden, gas fired central heating system and UPVC double glazing throughout. To the ground floor is an entrance hallway, modern fitted kitchen, a bedroom, spacious lounge/ diner leading to a conservatory. To the first floor, are three well-proportioned bedrooms and a modern, re-fitted shower room. Outside, to the front the property is accessed via a block-paved driveway, providing off-road parking for two to three vehicles. There is gated side access that leads to the rear garden, which is fully enclosed and laid mainly to lawn with a paved patio area.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hallway

Accessed via UPVC double glazed door to the front elevation and leading into the kitchen.

Kitchen

Having a range of matching wall and base units with laminate work surfaces over and incorporating a stainless steel sink and drainer with chrome mixer tap, integrated fridge freezer, dishwasher, electric fan assisted oven with ceramic hob and extractor hood over, wood effect flooring, central heating radiator and UPVC double glazed window to the front elevation.

Lounge

Having a fireplace with electric fire, double glazed French doors to the rear elevation leading to the conservatory and double glazed window to the rear elevation, central heating radiator and stairs rising to the first floor.

Conservatory

Being of UPVC double glazed pitched roof construction with UPVC double glazed French doors to the side elevation giving access into the garden.

Bedroom Four

Having UPVC double glazed window to the front elevation, central heating radiator and storage cupboard.

First Floor Landing

Having loft hatch giving access to the loft.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

Having a double width walk-in shower cubicle with mains fed shower over, low level W.C, pedestal wash hand basin with chrome mixer tap over, wall mounted storage cupboard, UPVC double glazed obscured window to the front elevation and being fully tiled.

Outside

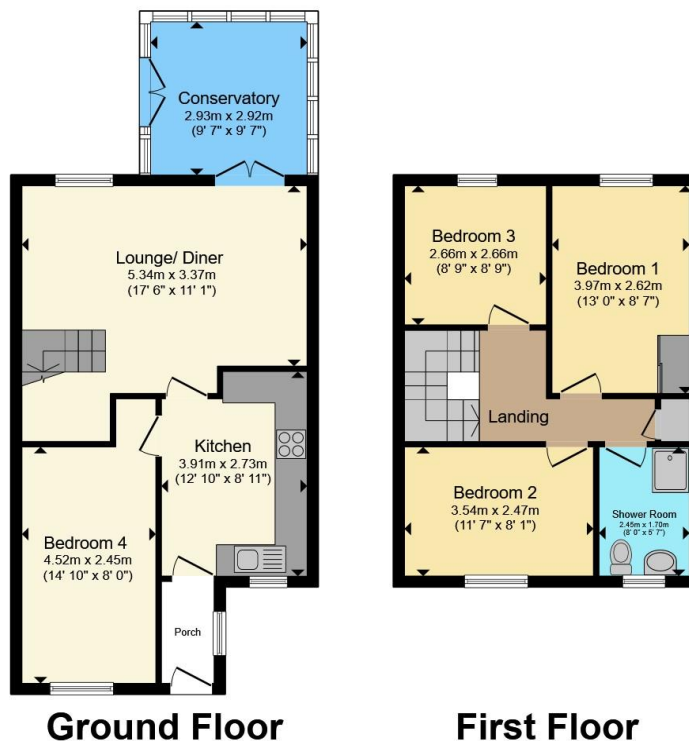
To front of the property is a block paved driveway providing off road parking for two vehicles.

To the rear the garden is mainly laid to lawn with a variety of mature shrubs and a paved patio area.









Total floor area 94.0 m² (1,012 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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1-3 Bridge Street
 BELPER DE56 1AY

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BEL207027



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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