



£350,000

Belper Lane, Belper DE56 2UQ

Semi-Detached House | 4 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Extended Semi Detached House
- 4 Bedrooms, 3 Storeys
- Driveway, Car Port and Garage
- Beautiful Open Plan Living Kitchen
- Front & Rear Landscaped Gardens
- Sought After Location
- Countryside Views
- En-Suite To Attic Bedroom
- South Facing Enclosed Rear garden
- COUNCIL TAX BAND C

Property Description

Offered with no with chain is this beautifully presented an extended period semi detached property located within a very highly regarded location.

Main Particulars

Derbyshire Properties are delighted to introduce this beautifully presented and extended period semi detached property, offering accommodation over three floors. To the ground floor there is a spacious entrance hallway, living room, open plan living-kitchen with feature bifold doors to the rear elevation. To the first floor:- there are three bedrooms and a family bathroom. And to the second floor, there is attic bedroom with en-suite wet room offering super views of the surrounding area and countryside. The property benefits from driveway, car port, garage and an enclosed south facing rear garden. The property is offered with no upward chain and immediate vacant possession is available. Internally the property is presented to an extremely high standard and we recommended immediate viewing for a property sure to demand high levels of interest.

Ground floor

Entrance Hall

3.01m x 2.07m (9' 11" x 6' 9") Entered via a hardwood door from the front elevation, double glazed window to the side elevation, carpeted staircase to 1st floor landing, LVT herringbone style floor covering, wall mounted radiator with decorative cover and decorative coving to ceiling. Under stairs storage cupboards and internal doors accessing the living room and kitchen area.

Living Room

3.60m x 3.51m (11' 10" x 11' 6") Located to the front aspect and having large double glazed window, providing panoramic views of the surrounding countryside. Wall mounted radiator, TV point, decorative wall lighting and coving. The feature focal point of the room is a wall mounted gas 'living flame effect fire' with wooden surround, marble backdrop and raised hearth.

Open Plan Living Kitchen (Extension)

3.59m x 5.74m (11' 9" x 18' 10") Kitchen Area - With the continuation of the herringbone floor covering from the entrance hallway and range of matching wall and base mounted units with roll-top work surfaces incorporating 1 1/2 bowl stainless steel sink drainer unit with tiled splashback. Integrated oven, four ring gas hob with extractor canopy over, integrated dishwasher and washing machine, microwave oven, under cupboard, lighting, double glazed window to the rear elevation, spotlights and coving to ceiling. Wall mounted period style radiator and useful floor to ceiling larder cupboard housing integrated fridge/freezer.

Dining area - With the continuation of the LVT herringbone floor covering from the hall and kitchen areas, decorative wall lighting, spotlights and coving to ceiling. The feature focal point of the room is a chimney alcove with tiled hearth that is ideal for gas fire or log burner.

2.78m x 3.68m (9' 1" x 12' 1") Living area (Extensions) - This wonderful addition to the rear of the property has a pitched ceiling with a number of skylights providing high degrees of natural light, spotlighting and double glazed window, bifold doors and additional doorway allowing for direct access onto the rear garden. To incorporate the extension with the dining area the floor covering is continuous with a feature period style radiator for extra heat.

The extension/dining area of this room benefits from underfloor heating.

First Floor

Landing

2.39m x 0.94m (7' 10" x 3' 1") Accessed via the main entrance hallway with double glazed window to the side elevation, wall mounted radiator, staircase to 2nd floor landing and internal doors accessing all three bedrooms and family bathroom.

Bedroom 1

3.58m x 2.51m (11' 9" x 8' 3") Double glazed window to the rear elevation, wall mounted radiator, decorative coving and range of fitted wardrobes providing useful storage and hanging space.

Bedroom 2

2.79m x 3.20m (9' 2" x 10' 6") Double glazed window to the front elevation offering beautiful countryside views. Warm mounted radiator, spotlights and decorative coving to ceiling with two useful storage cupboards.

Bedroom 3

1.88m x 2.41m (6' 2" x 7' 11") With dual aspect windows to front and side elevations framing views of the countryside beyond. Decorative coving, telephone point and wall mounted radiator.

Family Bathroom

2.15m x 2.05m (7' 1" x 6' 9") Comprising a three-piece white suite to include WC, pedestal was, hand basin and wood panelled bath with shower attachment over. Tiling walls, LVT floor covering, wall mounted electrical shaver point, wall mounted radiator, spotlights and coving to ceiling, double glazed obscured window and useful linen storage cupboard..

Second Floor

Bedroom 4 (Attic Conversion)

3.65m x 2.46m (12' 0" x 8' 1") This useful bedroom has been converted to building regs. This light and airy room benefits from sizable skylight windows to the side and rear elevations providing beautiful views and additional double glazed window to the rear elevation. Wall mounted period style radiator, eaves storage and internal door accessing en-suite shower facility.

En-Suite

1.34m x 1.15m (4' 5" x 3' 9") With WC, wall mounted wash hand basin and wet room shower with wall mounted electric shower attachment over. Fully tiled walls, wall mounted chrome heated towel rail, storage cupboard and double glazed obscured skylight to the rear elevation.

Outside

To the side elevation is a three car driveway with attached side carport which ahs both power & lighting, with gated access to the rear garden. The front garden ismainly

laid to lawn with well kept hedgerow boundaries creating privacy from neighbouring properties and attractive stone wall to street with useful bin storage alcove.

The private south facing rear garden offers a full width paved patio , shaped lawn, stocked flower beds, timber fence boundaries, bespoke built garden shed, outside lighting and hot & cold garden taps. There is also a concrete sectional storage garage with light and power.

Additional information

Bedroom four has been converted to building regulations.

There are hardwired smoke alarms to each floor.

The internal doors (excluding the bathroom) are all fire doors.

Disclaimer

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.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

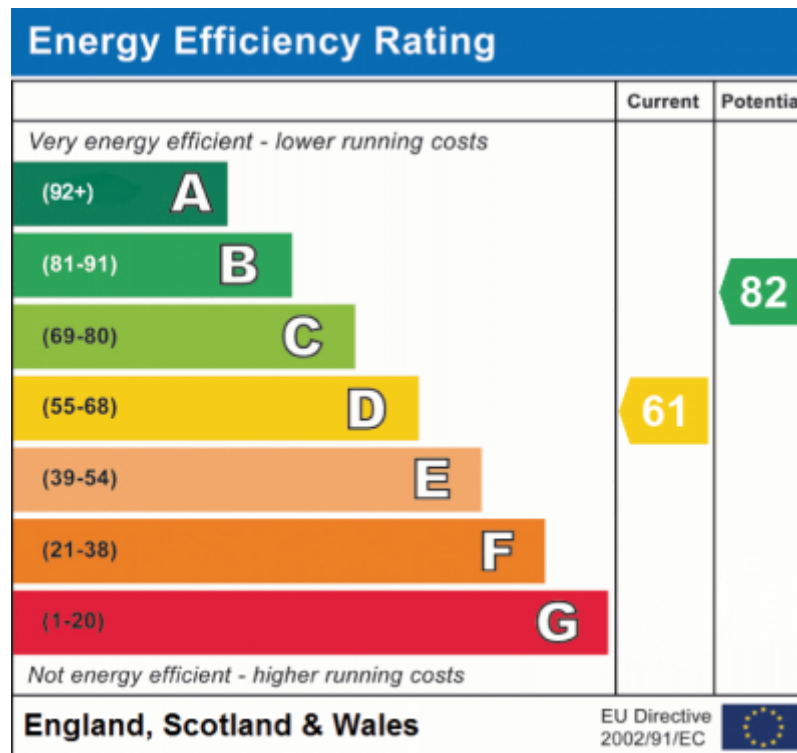




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.



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