



£325,000

Ladygrove, Belper DE56 2JS

Semi-Detached House | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Superb Extended Semi Detached Home
- Beautiful Open Plan Living Kitchen To Rear (Extension)
- 4 Bedrooms & 2 Reception Rooms
- Large Driveway
- Low Maintenance Garden Offering Privacy
- Ideal Family Purchase
- Stunning Countryside Views
- En-Suite To Bedroom 4
- Viewing Absolutely Essential
- COUNCIL TAX BAND B

## Property Description

New to the market is this beautifully presented and extended traditional semi detached house offering contemporary open plan living throughout with quality fixtures and fittings.

## Main Particulars

Derbyshire Properties are delighted to present this beautifully presented and extended traditional semi detached house offering superb open plan living spaces with quality fixtures and fittings. The property offers accommodation over two floors with the ground floor comprising of :- entrance hallway, living room, bedroom 4, en-suite, dining area, superb open plan living/kitchen and utility room. The first floor:- landing, three bedrooms and family bathroom. To the front elevation is a driveway providing parking for approximately four vehicles and superb far reaching views . The rear garden has been landscaped for low maintenance and offers a private garden and entertaining area. We recommend the property would ideally suit families and an early internal inspection is essential to appreciate this beautiful house.

### Entrance Hallway

3.25m x 1.79m (10' 8" x 5' 10") Entered via original door with inset stained glass with adjoining side panel windows from the front elevation, wall mounted radiator, solid wood floor covering, carpeted staircase to 1st floor landing with bespoke oak staircase and glass balustrade. Bespoke hand crafted under stairs storage cupboards and internal doors accessing bedroom floor, living room and dining area.

### Living Room

4.24m x 3.53m (13' 11" x 11' 7") With large double glazed bay window to the front elevation with stained glass inserts, decorative coving, wall mounted radiator and TV point.

### Bedroom 4

3.53m x 1.99m (11' 7" x 6' 6") With double glazed window to the front elevation, wood floor covering, inbuilt desk and book cases, wall mounted radiator and TV point. Internal door leads to :-

### En-Suite Shower Room

1.39m x 1.98m (4' 7" x 6' 6") Comprising of a three-piece suite to include WC, vanity unit with tiled splashback and large shower enclosure with mains fed shower attachment over. Complementary glass sliding door, ceiling mounted spotlights/extractor fan and wood floor covering.

### Dining area

2.65m x 5.43m (8' 8" x 17' 10") Accessed via the main entrance hallway with wood floor covering and feature alcove with shelving.

### Superb Open Plan Living Kitchen (Extension)

3.62m x 7.55m (11' 11" x 24' 9") This superb rear extension creates a wonderful light and airy family sociable area and is divided into the main kitchen and living area. This room also incorporates the large dining area and wood floor covering combines all areas. The living area benefits from a pitched roof with Velux skylight, spotlighting, TV point and bi-fold doors leading out onto an entertaining terrace.

Stunning bespoke kitchen comprises of a range of contrasting units with granite work surfaces incorporating a moulded one and a half bowl stainless steel sink with feature boiling tap, induction hob with pop-up extractors, kickboard lighting, double electric self-cleaning ovens, fridge/freezer, and dishwasher. The kitchen area also benefits from skylights to the side elevation and window to the rear elevation overlooking the rear garden. Internal door leads to the utility room.

#### Utility Room

1.46m x 1.98m (4' 9" x 6' 6") Comprising of a base mounted storage unit with inset circular sink with mixer tap. Floor to ceiling larder cupboard, shelving, loft access point, under counter space and plumbing for washing machine/tumble dryer and wall mounted gas combination boiler.

#### First Floor

#### Landing

1.83m x 0.99m (6' 0" x 3' 3") Accessed via the main entrance entrance hall with beautifully crafted oak staircase with glass inserts, double glazed window to the side elevation. Ceiling mounted loft access point and original doors leading to all bedrooms and bathroom.

#### Bedroom 1

4.47m x 2.85m (14' 8" x 9' 4") With large double glazed bay window to front elevation offering superb for far reaching countryside views. Wall mounted radiator, and range of fitted wardrobes with sliding mirrored fronted wardrobes provide ample storage and hanging space.

#### Bedroom 2

2.75m x 2.84m (9' 0" x 9' 4") Located to the rear of the property and double glazed window overlooking the rear garden and canal path behind, wall mounted radiator and fitted wardrobes with sliding front doors.

#### Bedroom 3

2.04m x 1.79m (6' 8" x 5' 10") Double glazed window to front elevation with wood floor covering and wall mounted radiator.

#### Bathroom

1.82m x 1.79m (6' 0" x 5' 10") Comprising of a three-piece white suite to include Wc, pedestal wash hand basin and wood panelled bath with shower and attachment over with complementary glass shower screen. Fully tiled walls, wall mounted chrome heated towel rail, double glazed obscured window and vinyl floor covering.

#### Outside

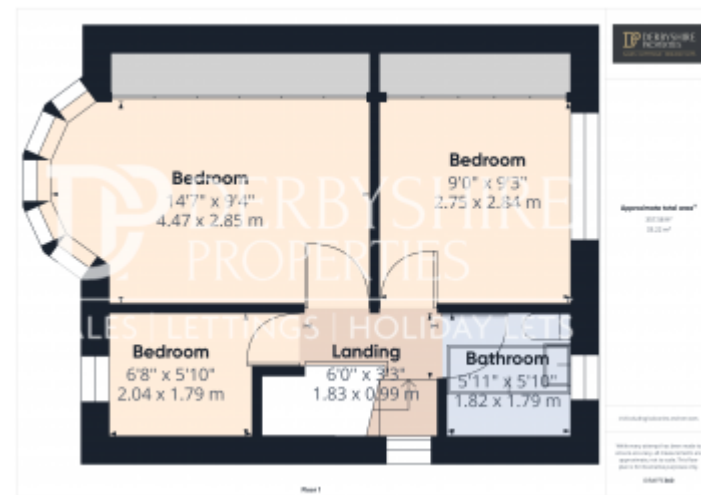
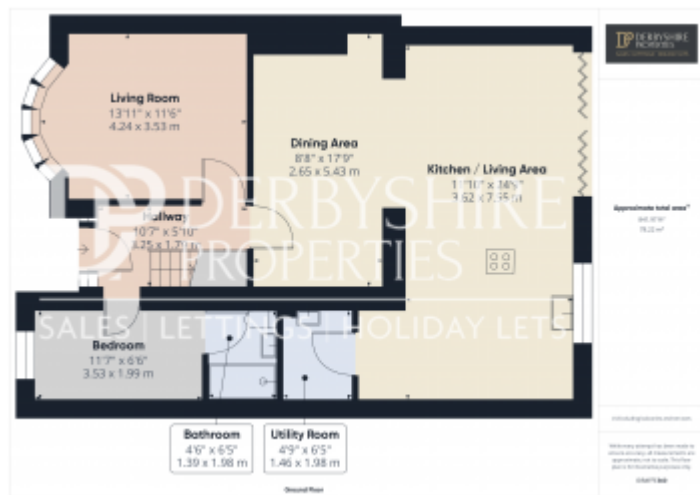
To the front elevation is a gravelled driveway providing parking for approximately 4-5 vehicles with timber fence boundaries to neighbouring properties and countryside views.

The rear garden has been landscaped for low maintenance and offers a full width paved entertaining terrace with gravelled seating area and steps leading to a second tier. The upper garden comprises of an area of low maintenance Astroturf with timber fenced boundaries, garden shed and raised decking terrace ideal for entertaining. Further steps lead to rear access leading to the canal path, that provides a very pleasant local walk.

#### Disclaimer

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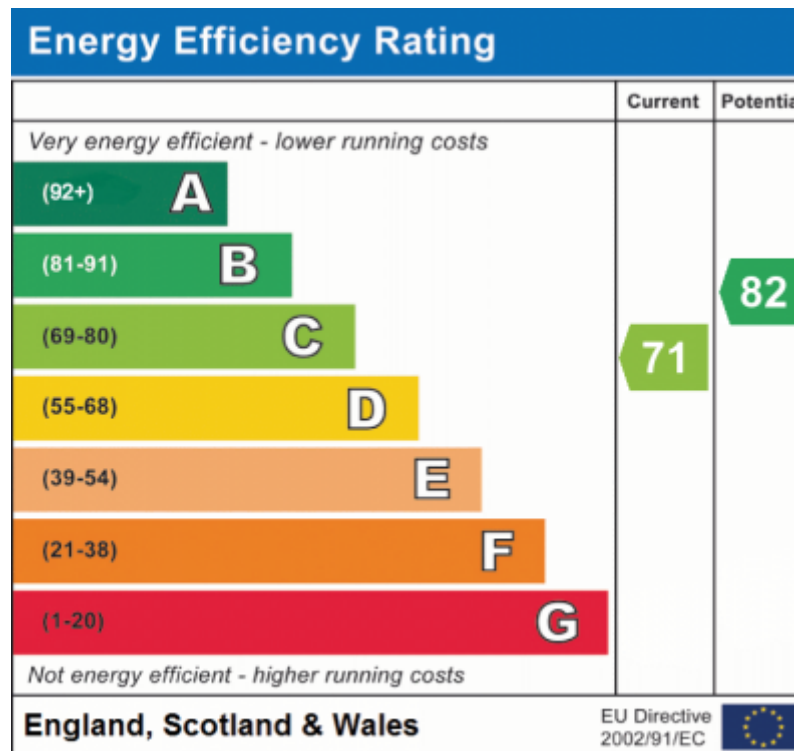




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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