



£240,000

Bramble Way, Belper DE56 0LH

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Extended Semi Detached Family Home
- 3 Bedroom, 1 Large Reception Room
- Conservatory
- Entrance Porch
- Driveway & Garage
- Landscaped Garden
- Quiet Residential Location
- Modern Bathroom
- View Essential
- COUNCIL TAX BAND B

Property Description

An opportunity to acquire this well presented and extended three bedroom modern semi detached house occupying a quiet residential location.

Main Particulars

Derbyshire properties are pleased to offer for sale this well presented three bedroom modern semi detached house, located on a quiet residential position. The property benefits from two extensions, a front porch and a rear conservatory. Internally the property comprises of :- entrance porch, entrance hall, cloakroom/WC, kitchen, storeroom, lounge/dining room and conservatory. To the first floor there are three bedrooms, bathroom and landing. Externally the property offers parking for 2/3 vehicles, garage and landscaped rear garden. We believe the property will suit families or first time buyers and early viewing is recommended.

Entrance Porch

0.75m x 1.43m (2' 6" x 4' 8") With double glazed sealed unit door, leading from the front elevation with adjoining obscured side panels leading into an entrance hall.

Entrance Hall

2.30m x 0.86m (7' 7" x 2' 10") Accessed via a UPVC door, wall mounted radiator, tiled floor covering, internal oak doors lead to the kitchen, cloakroom, storeroom and lounge.

Store Room

Cloakroom/WC

1.57m x 1.04m (5' 2" x 3' 5") Comprising of a two piece white suite, containing a WC, pedestal wash hand basin, fully tiled walls, wall mounted heated towel rail and double glazed obscured window.

Kitchen

2.31m x 2.35m (7' 7" x 7' 9") Mainly comprising of range of wall and base mounted matching units with roll top work surfaces incorporating a 1 1/2 bowl stainless steel sink drainer unit with tiled splashback and mixer taps. Undercounter space and plumbing for washing machine, under cupboard lighting, integrated fridge and freezer, built double oven with electric hob and extractor over, wall mounted double radiator, tiled floor covering and double glazed window to the front elevation.

Large Lounge/Dining Room

5.30m x 4.44m (17' 5" x 14' 7") This well presented spacious room has a carpeted staircase to the first floor landing with useful under stairs storage alcove, TV point and wall mounted radiators. The feature focal point of the room is a stainless steel 'living flame effect' gas fire with modern surround, backdrop and raised hearth. Double glazed window to the rear elevation and double glazed patio doors allowing for access into the rear conservatory.

Conservatory

2.90m x 2.59m (9' 6" x 8' 6") With brick base in UPVC construction with pitched roof, tiled floor covering, wall mounted radiator and double glazed French doors accessing a paved patio to the side elevation.

First Floor

Landing

2.36m x 0.88m (7' 9" x 2' 11") Accessed via the lounge with double glazed window to the side elevation, ceiling mounted loft access point and internal doors accessing all bedrooms, bathroom and linen storage cupboard.

Bedroom 1

3.81m x 2.47m (12' 6" x 8' 1") Double glazed window to the rear elevation, wall mounted radiator, TV point and range of fitted wardrobes provide ample storage and hanging space.

Bedroom 2

3.19m x 2.47m (10' 6" x 8' 1") Double glazed window to the front elevation, wall mounted radiator and space for bedroom furniture.

Bedroom 3

2.82m x 1.88m (9' 3" x 6' 2") Double glazed window to rear elevation, wall mounted double radiator.

Bathroom

2.35m x 1.85m (7' 9" x 6' 1") Comprising of a three-piece suite including a encased WC with attached vanity unit, space-saver bath with wall mounted electric shower attachment over with complementary curved shower screen. Tiled floor covering, wall mounted heated towel, extractor fan to ceiling and double glazed obscured window.

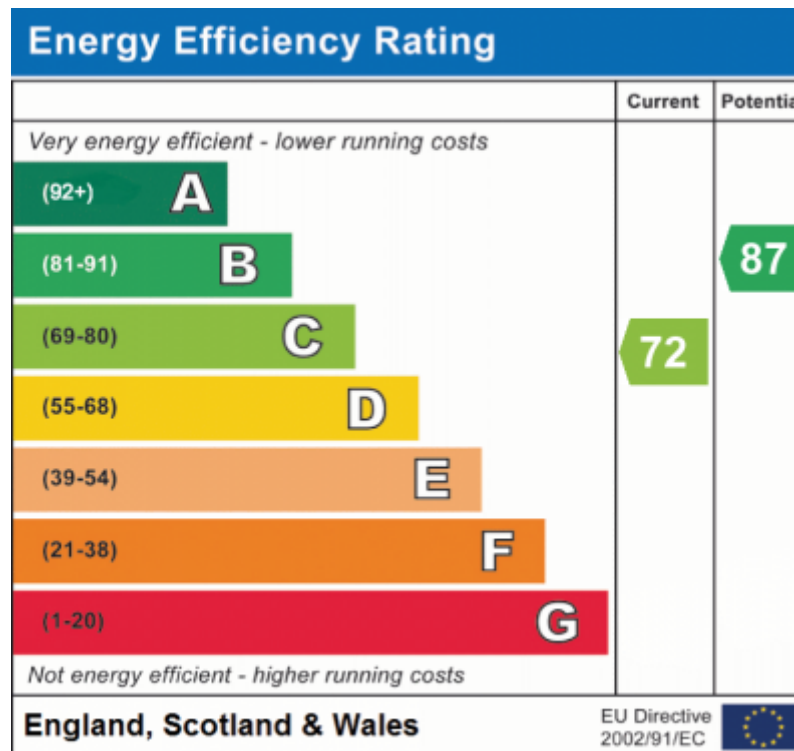
Outside

To the front elevation is a tarmac driveway providing parking for 2/3 vehicles giving access to a detached garage with up and over door, light and power. The rear garden benefits from a paved patio area, lawn and timber fence, boundaries enclosing on all sides.

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





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