



£210,000

Over Lane, Belper DE56 0HW

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Three Bedroom Semi Detached House
- Delightful Cottage Style Garden
- Outbuilding/Gym/Home Office
- Sought After Location
- Early Viewing Essential
- Open Plan Dining Kitchen
- Accommodation Over Three Floors
- Living Room with Feature Log Burning Stove
- Council Tax Band B

Property Description

A well-presented three bedroom semi-detached home with a generous cottage style garden with a gym/ home office. Occupying this popular and convenient location and within walking distance of local amenities.

Main Particulars

Derbyshire Properties are pleased to present this spacious well proportioned semi-detached property to the market. Benefitting from three bedrooms over two floors, modern fitted kitchen, plus a useful outbuilding that would lend itself to a gym/home office making this an ideal property for first time buyers or people looking to downsize. To the ground floor, the accommodation briefly comprises; Lounge with log burning stove, open plan kitchen and dining room. To the first floor are two well-proportioned bedrooms, a family bathroom and a spiral staircase rising to the third bedroom. Outside, to the front of the property is accessed via a secure gated with paved low maintenance fore garden. To the rear is a long, cottage style garden which is fully enclosed and laid mainly to lawn with a paved patio area and a gym/ home office. Occupying this popular and convenient location and within walking distance of local amenities of Belper Town centre and on the main bus route with great access to the A38 also. We recommend an early internal inspection to avoid disappointment.

Living Room

3.70m x 3.62m (12' 2" x 11' 11")

With a composite front door leading in from the front elevation, UPVC double glazed feature bay window to the front elevation, wall mounted radiator, the feature focal point of this room is the log burning stove with brick and stone surround and door leading to dining area.

Dining Area

3.89m x 3.66m (12' 9" x 12' 0")

With UPVC double glazed window to the rear elevation, wall mounted radiator, chimney breast with oak mantle over and door leading to staircase.

Kitchen

3.29m x 2.14m (10' 10" x 7' 0")

Fitted with a range of matching wall and base units with roll edge laminate work surfaces over incorporating a stainless steel sink and drainer with chrome mixer tap over. There are a range of integrated appliances including; fridge/ freezer, electric fan assisted oven with hob and cooker hood over. There is a central heating radiator, UPVC double glazed window to the rear elevation and UPVC double glazed door to the side elevation giving access into the garden.

First Floor

Landing

Having door to spiral staircase leading to the second floor.

Bedroom Two

3.61m x 3.28m (11' 10" x 10' 9")

Having UPVC double glazed window to the front elevation, central heating radiator and built in fitted storage with hanging space and shelving over.

Bedroom Three

3.15m x 2.10m (10' 4" x 6' 11") Having UPVC double glazed window to the rear elevation and central heating radiator.

Bathroom

2.79m x 2.27m (9' 2" x 7' 5") Fitted with a four piece suite comprising of; bath with chrome taps over, pedestal wash hand basin with chrome mixer tap over, low level W.C and shower cubicle with mains chrome shower head over. There is a central heating radiator, UPVC double glazed obscured window to the side elevation and tiled flooring.

Second Floor

Bedroom One (Attic Bedroom)

Having UPVC double glazed Velux windows to the front and rear elevations, spot lighting to ceiling and central heating radiator.

External

Outside

The front of the property is accessed via a secure gate with paved low maintenance fore garden.

To the rear is a long, cottage style garden which is fully enclosed with timber fencing and laid mainly to lawn with a paved patio area and access to gym/ home office.

Outbuilding / Home Office

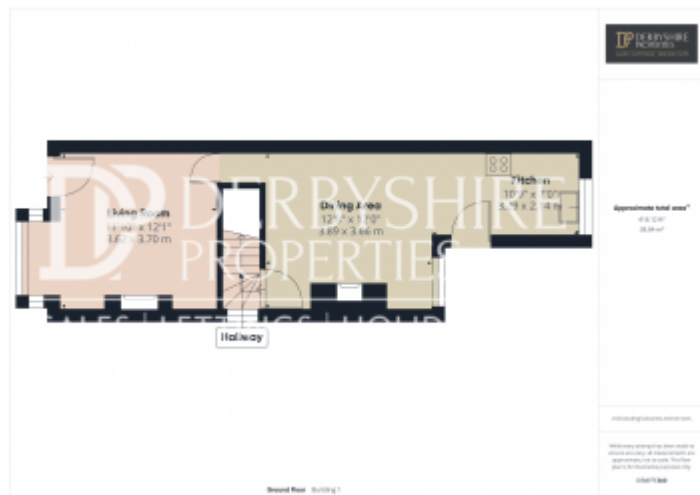
4.14m x 2.74m (13' 7" x 9' 0") & 1.91m x 2.86m (6' 3" x 9' 5")

Having light and power, making this a great space for a gym/home office and useful storage.

Disclaimer

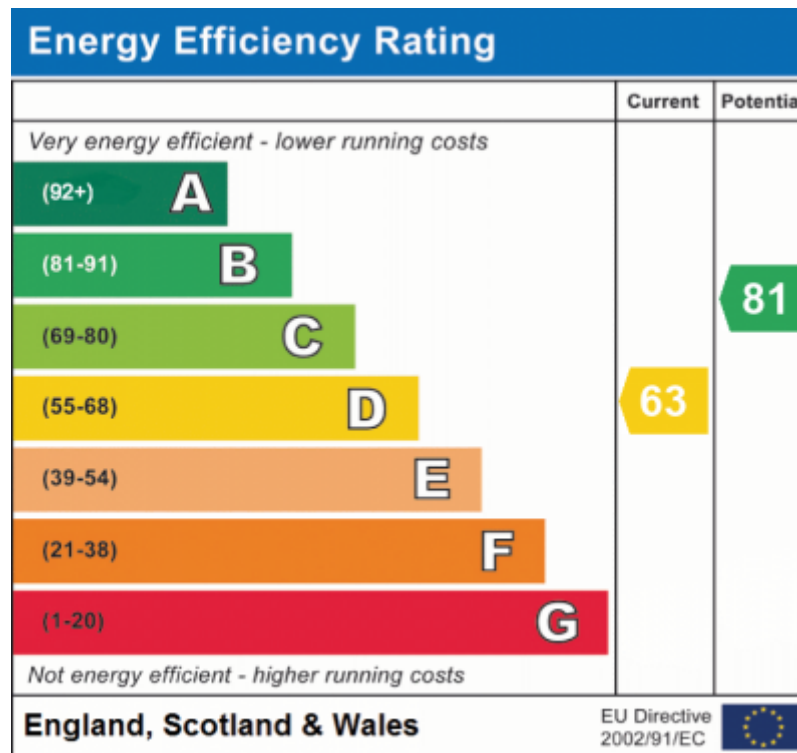
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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