



£285,000

Belper Road, Belper DE56 0SX

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- \*\*\*\*\*GUIDE PRICE  
£285,000 - £295,000  
\*\*\*\*\*
- Stone Semi Detached House
- 3 Bedrooms, 2 Reception Rooms
- Driveway & Garage
- Sought After Village Location
- Downstairs Bathroom, Upstairs WC
- Extended To The Rear
- Kitchen And Utility Room
- Viewing Essential
- COUNCIL TAX BAND B

## Property Description

\*\*\*\*\*GUIDE PRICE £285,000 - £295,000 \*\*\*\*\* Derbyshire Properties Belper are delighted to offer this extended stone semi-detached property located in the much sought-after village of Holbrook. The property has been extended to the rear and side elevations and offers the added benefits of large kitchen, utility room and garage.

## Main Particulars

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Derbyshire Properties Belper are delighted to offer this extended stone semi-detached property located in the much sought-after village of Holbrook. The property has been extended to the rear and side elevations and offers the added benefits of large kitchen, utility room and garage. The property offers three bedrooms, two reception rooms, Large kitchen, utility room, downstairs bathroom and upstairs WC. The property would ideally suit families, first-time buyers or downsizes and we recommend an early internal inspection to avoid disappointment.

### Entrance Hallway

With sealed unit UPVC door leading in from the front elevation, staircase to the first floor landing and internal door accessing the lounge.

### Lounge

3.91m x 4.06m (12' 10" x 13' 4") With double glazed window to the front elevation, solid wood floor covering, TV point. The feature focal point of the room is a wall mounted electric fire with decorative wooden surround, marble effect backdrop in hearth. Internal door leads to dining room:

### Dining Room

3.03m x 3.33m (9' 11" x 10' 11") This is very useful second reception room with serving hatch into the kitchen, internal door leading to the kitchen, cloakroom and bathroom with tiled floor covering.

### Cloakroom

Accessed from the dining room with single glazed window to the side elevation and internal door giving access to the bathroom.

### Bathroom

1.96m x 2.31m (6' 5" x 7' 7") Comprising of a three-piece white suite containing low-level WC pedestal wash and basin and panelled bath with shower over. Wall mounted radiator and obscured window to the side elevation.

### Kitchen

1.96m x 4.75m (6' 5" x 15' 7") This rear extension has created sizeable light and airy kitchen to the rear elevation and comprises of a range of wall and base mounted matching units with roll-top work surfaces. Space for gas cooker with tiled splash backs, wall mounted boiler, inset stainless steel sink drainer unit, ceramic tiled floor covering, wall mounted radiator and internal door leading to utility room. Two double glazed windows and 'Velux' skylight provide high levels of natural lighting.

### Utility Room

02.96m x 4.09m (9' 9" x 13' 5") Positioned between the rear of the garage and kitchen is this useful utility room comprising of a range of base mounted storage units

with space and plumbing for automatic washing machine and door to the rear elevation for access. A side garage can also be accessed from the utility room and with the correct planning permission could potentially be built over creating a fourth bedroom.

#### First Floor Landing

Accessed from the main entrance hallway with three internal doors accessing all bedrooms and loft access over.

#### Bedroom 1

9.34m x 4.06m (30' 8" x 13' 4") Double glazed window to the front elevation, wall mounted radiator and useful storage over cupboard located over stairs.

#### Bedroom 2

2.97m x 3.33m (9' 9" x 10' 11") With double glazed window to the rear elevation, wall mounted radiator and an inbuilt en-suite WC with wall mounted wash hand basin.

#### Bedroom 3

1.96m x 3.33m (6' 5" x 10' 11") With double glazed window to the side elevation wall mounted radiator.

#### Outside

All the garden to this particular property is located to the front aspect with 3-4 car driveway providing ample off street parking. To the side of this is a manicured lawn with stocked flower beds and hedged and fence boundaries. The driveway then leads onto an attached garage which provides useful car storage and front paved patio ideal for entertaining and outside living. Accessed from the rear of the utility room is a small enclosed walkway allowing for property maintenance.

#### 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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