



£319,000

Peak Close, Belper DE56 1AL

Town House | 4 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- Stunning Modern Town House
- 4 Bedroom, 1 Reception Room
- Elevated Position With Beautiful Views
- Driveway & Garage
- Superb Master Suite With Dressing Room & En-Suite
- Beautiful Kitchen With Island
- Landscaped Rear Garden
- Quiet Cul De Sac Location
- View Absolutely Essential!
- COUNCIL TAX BAND D

## Property Description

An opportunity to acquire this superbly presented modern midtown house occupying quiet cul-de-sac position and offering beautiful elevated views.

## Main Particulars

Derbyshire Properties is pleased to present this beautifully presented and spacious modern three-storey townhouse located in a quiet cul-de-sac. The current owners have meticulously improved the property, adding a stunning kitchen along with bespoke fixtures and fittings.

This private location includes off-street parking and a garage, as well as visitor parking. Belper town centre, with all its amenities, is easily accessible on foot. We believe this property is ideal for professionals and families alike, and we recommend scheduling an early viewing to avoid missing out.

### Ground Floor

#### Entrance Hallway

3.67m x 1.07m (12' 0" x 3' 6") Entered via composite door from the front elevation, wall mounted radiator, alarm control panel, staircase to 1st floor landing, LTV floor covering and internal doors accessing the downstairs WC, kitchen and living room.

#### Cloakroom/WC

1.66m x 0.91m (5' 5" x 3' 0") With low level WC, pedestal wash hand basin with tile splashback, LTV floor covering and double glazed obscured window.

#### Superb Kitchen

3.66m x 3.17m (12' 0" x 10' 5") This recently fitted modern kitchen comprises of range of matching wall and base mounted matt effect units with modern flat edge work surface incorporating a sink drainer unit with mixer tap. A number of integrated appliances include induction hob, electric oven, microwave oven, dishwasher and fridge freezer. The LTV floor covering continues from the entrance hallway, double glazed window to the front elevation and a superb island with seating space and additional storage is the focal point of the room.

#### Living Room

3.51m x 5.34m (11' 6" x 17' 6") Located to the rear of the property and having large doors with adjoining side panel windows accessing the rear garden. Wall mounted radiators, decorative coving, TV point, useful storage cupboard and wood floor covering.

### First Floor

#### Landing

3.03m x 1.96m (9' 11" x 6' 5") Accessed from the ground floor with additional staircase to the second floor. Internal doors access three bedrooms and family bathroom.

#### Bedroom 2

1.73m x 5.37m (5' 8" x 17' 7") Located to the front aspect and having two double glazed windows, wall mounted radiators and useful storage alcove.

#### Bedroom 3

2.44m x 3.32m (8' 0" x 10' 11") (currently used as a study/snug) with double glazed window to the rear elevation overlooking the rear garden, wall mounted radiator and space for furniture.

#### Bedroom 4

2.43m x 1.94m (8' 0" x 6' 4") (currently used as a study) with double glazed window to the rear elevation and wall mounted radiator.

#### Main Bathroom

1.91m x 2.40m (6' 3" x 7' 10") Briefly comprising of a three-piece suite to include wood panelled bath with shower attachment and modern shower screen. Low-level WC and pedestal wash hand basin with tiled splashback. LTV floor covering, wall mounted modern heated towel rail, illuminating mirror, spotlights and extractor fan ceiling.

#### Second Floor

##### Landing

0.94m x 1.18m (3' 1" x 3' 10") Accessed via the first floor landing with internal door leading to:-

##### Master Suite (Bedroom 1)

7.42m x 2.19m (24' 4" x 7' 2") This stunning bedroom suite offers two double glazed windows to the front elevation providing beautiful elevated views across Belper. Wall mounted radiators, wood floor covering, dressing area and a range of superb bespoke wardrobes providing ample storage in hanging space with additional window and radiator to the rear elevation.

##### Modern En-Suite

2.44m x 3.19m (8' 0" x 10' 6") This sizable modern en-suite facility comprises of a WC, wall mounted vanity unit with inset sink and large shower enclosure with mainsfed shower and attachment over with complementary glass screening. Tiling to walls and floor, double glazed obscured window, wall mounted heated towel rail, wall mount electrical shaver point and useful linen storage cupboard.

##### Outside

To the front elevation is a driveway with garage. The rear garden offers a full width paved patio with path leading to an area of lawn and a large elevated timber decking terrace that is ideal for outside entertaining. Timber fenced boundaries enclose on all sides and gated access to rear.

##### Disclaimer

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- 2: These particulars do not constitute part or all of an offer or contract.
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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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