



£345,000

Cherry Tree Avenue, Belper DE56 1FR

Detached House | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Extended Detached House
- 3 Bedrooms
- En-Suite to Master Bedroom
- Beautiful Garden
- Driveway & Detached Garage
- Lovely Elevated Views
- Open Plan Kitchen/Dining Room
- Cloakroom/WC
- Viewing Advised
- COUNCIL TAX BAND C

## Property Description

Calling all families to this extended, well proportioned three bedroom detached property located in a popular residential area and benefiting from an elevated position offering views over Belper.

## Main Particulars

Derbyshire Properties are delighted to present this extended well proportioned and presented three bedroom detached property benefiting from an elevated position and offering views over Belper. The property has been lovingly maintained and improved by its current owner and offers well proportioned living spaces with the open plan living kitchen that most families desire. Externally the property sits on a sizable plot and offers a beautifully maintained landscaped rear garden. We recommend the property would ideally suit families and an early internal inspection should be undertaken to avoid disappointment.

### Entrance Porch & Inner Hallway

3.17m x 3.12m (10' 5" x 10' 3") With sealed unit double glazed door leading from the front elevation with two windows to side and front aspects. Wall mounted radiator, wood floor covering and door opening leading through an inner hallway.

### Inner Hallway

Linking the entrance porch way to the lounge and kitchen is a spacious hallway with wood floor covering, wall mounted radiator, decorative coving to ceiling and staircase to 1st floor landing.

### Cloakroom/WC

0.96m x 1.38m (3' 2" x 4' 6") Located off the entrance porch with high-level WC, wall mounted wash hand basin, wall mounted chrome heated towel rail, attractive wood panelling and double glazed obscured window to the front elevation.

### Lounge

4.58m x 3.12m (15' 0" x 10' 3") With double glazed window to the rear elevation, decorative coving to ceiling, wood floor covering and TV point. The feature focal point of the room is a modern cast-iron log burning fire with timber lintel over and painted raised brick hearth. Internal doors lead through to kitchen/dining room.

### Open Plan Living Kitchen

6.54m x 2.95m (21' 5" x 9' 8") Kitchen area- Mainly comprising of a range of wall and base mounted units with roll-top worksurfaces incorporating a 1 1/2 bowl sink drainer unit with mixer taps and hot water attachment. Illuminated kick-boards, wood floor covering, part wall tiling, integrated dishwasher, double electric oven and microwave. Triple glazed window to the front elevation, spotlights to ceiling and door leading outside to the side elevation. The feature focal point of the room is a wall mounted island with inset five ring gas hob with floating stainless steel extractor canopy over.

Dining area - With wood floor covering, wall mounted radiator, shelving, decorative coving, double internal doors leading through to the lounge and double glazed sliding patio doors accessing the rear garden room.

### Garden Room

1.84m x 5.91m (6' 0" x 19' 5") Constructed from a brick base with UPVC triple glazed units and pitched insulated ceiling with spotlights. Lino floor covering, French doors to the rear elevation, wall mounted radiator and shelving.

#### First Floor

##### Landing

1.07m x 2.71m (3' 6" x 8' 11") Accessed from the inner hallway with decorative coving to ceiling, linen storage cupboard and double glazed window to the front elevation. Internal doors give access to all bedrooms and bathroom and ceiling mounted loft access point can also be found.

##### Bedroom 1

2.85m x 2.79m (9' 4" x 9' 2") With triple glazed window to the rear elevation, wall mounted radiator, a range of inbuilt modern fitted wardrobes with sliding frontage doors provide useful storage and hanging space. Internal folding door leads to a en-suite shower facility.

##### En-Suite

1.39m x 1.68m (4' 7" x 5' 6") This useful addition to the main bathroom suite comprises of a WC, pedestal wash hand basin and large shower enclosure with wall mounted electric shower attachment over and complimentary glass screening. Spotlights to ceiling, fully tiled walls, chrome heated towel rail, tiled floor covering, wall mounted electric shaver point and spotlighting.

##### Bedroom 2

3.15m x 3.21m (10' 4" x 10' 6") With triple glazed window to the rear elevation offering superb elevated views, wall mounted radiator and space for bedroom furniture.

##### Bedroom 3

3.41m x 2.12m (11' 2" x 6' 11") Triple glazed window to the front elevation, wall mounted radiator, wood floor covering and space for bedroom furniture.

##### Bathroom

2.21m x 1.71m (7' 3" x 5' 7") Comprising of a three-piece white suite to include WC, wall mounted wash hand basin and 'P' shaped bath with wall mounted electric shower attachment over and complimentary shower screen. Fully tiled walls and floor, wall mount electrical shaver point, wall mounted chrome heated towel rail and obscured window.

##### Outside

To the front elevation is a tarmac frontage and driveway providing parking for 3 - 4 vehicles with electrical vehicle charging point, giving access to a detached garage.

Either side of the driveway are well maintained maintenance free slate borders and raised flower bed with a range of inset planting.

The garage/workshop has full light and power, single glazed window and door that accesses the rear garden.

The delightful rear garden has been landscaped to a very high standard and offers a beautiful raised level decking area with inset lighting providing a useful entertaining area. This leads to an area of lawn with mature hedge row boundary and beautiful stone rockery with a range of inset planting and to the very top part of the garden is an additional seating area with privacy screen.

##### 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-

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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.

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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

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