



£350,000

Leighton Way, Belper DE56 1SX

Town House | 4 Bedrooms | 4 Bathrooms

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# Step Inside

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## Key Features

- Superb Spacious Modern Town House
- 4 Bedrooms + Large Study
- 3 Bathrooms
- Private Garden
- Located In The Heart Of Belper Town Centre
- Driveway & Garage
- Large Living Spaces
- Modern Decor Throughout
- COUNCIL TAX BAND D

## Property Description

An opportunity to acquire this spacious three story modern townhouse located in the heart of Belper town Centre.

## Main Particulars

Derbyshire properties are pleased to present this spacious, light and airy four bedroom, three story modern town-house located in heart of Belper town Centre. The property briefly comprises of:- entrance hall, study, cloakroom/WC, utility room, superb open-plan kitchen/diner. To the first floor:- a landing provides access to the master bedroom with en-suite shower facility and living room. The second floor landing then provide access to 3 bedrooms and family bathroom. Externally the property has a landscaped small frontage, side driveway that provide provides access to an attached garage with pitched roof, and a landscaped rear garden.

The property has been refurbished throughout with the kitchen and bathrooms being modernised. We believe the property will ideally suit families and extended families or even those with disabilities looking for ground floor accommodation. An immediate inspection should be undertaken to avoid disappointment.

### Ground Floor

#### Entrance Hall

Entered via composite door from the front elevation, double glazed window to the side elevation, Karndean floor covering, wall mounted radiator, staircase to the 1st floor landing and internal doors accessing all downstairs rooms.

#### Study

With double glazed window to the front elevation, Karndean floor covering and wall mounted radiator.

#### Cloakroom/WC

With low level WC, pedestal wash hand basin with tiled splashback, Karndean floor covering, extractor fan to ceiling and wall mounted radiator.

#### Open Plan Kitchen/Diner

With the continuation of the Karndean floor covering from the entrance hall, wall mounted radiator and double glazed window and French doors to the rear elevation. The kitchen comprises of a range of modern wall and base mounted matching units with flat edged worksurfaces incorporating a one and a half bowl stainless steel sink drainer unit with mixer taps and tile splashback areas. Integrated to appliances include dishwasher, fridge/freezer, double electric oven, electric hob and pull out extractor canopy over. Undercover lighting, spot lighting and LED lighting.

#### Utility Room

Having eye level units, a base cupboard with rolled top worksurface incorporating a stainless steel sink drainer unit, plumbing for an automatic washing machine, space for tumble dryer, splash back tiling and karndean flooring.

## First Floor

### Landing

Accessed via the main entrance hallway with secondary staircase to 2nd floor landing, wall mounted radiator and internal doors accessing the primary bedroom, living room and bathroom.

### Bedroom 1 (Primary Bedroom)

Located to the front elevation is this spacious bedroom suite with double glazed windows with Juliet balcony. Wall mounted radiators, wood floor covering, TV point and a range of modern fitted wardrobes provide ample storage and hanging space. Internal door leads to:-

### En-Suite Wet Room

This remodelled wet room en-suite comprises of and encased WC, vanity unit and wet room shower with main fed, shower and attachment over with feature rainfall shower attachment. Spotlights and extractor fan, fully tiled walls and floor, wall mounted heated towel rail.

### Living Room

Located to the rear of the property and benefiting from double glazed door with adjoining side windows and Juliet balcony. Wall mounted radiator, Karndean floor covering, decorative coving to ceiling, inset electric fire, sound bar alcove and wall mounted TV point.

## Second Floor

### Landing

Accessed via the first floor landing with wood floor covering, ceiling mounted loft access point and internal doors accessing an additional three bedrooms and Jack and Gill bathroom.

### Bedroom 2

With double glazed door with adjoining windows and Juliet balcony to the rear elevation, wood floor covering, wall mounted radiator and walk-in wardrobe. Internal door leads to:-

### Jack & Gill Bathroom

Comprising of a remodelled three-piece bathroom suite to include an end case WC, vanity unit and panelled bath with mains fed, shower and attachment over with complimentary glass shower screen. Partly tiled walls, wood floor covering, spotlights, extractor fan and wall mounted chrome heated towel rail.

### Bedroom 3

With double glazed window and door with Juliet balcony, wall mounted radiator and wood floor covering.

### Bedroom 4

With double glazed window to the front elevation, wall mounted radiator and wood floor covering.

#### Outside

To the front elevation is a low maintenance frontage with inset shrubbery. The driveway provide parking for one vehicle and is located to the side elevation in front of an attached garage with up and over door light and power.

The low maintenance private garden benefits from a full width paved entertaining terrace, lawn, stopped flowerbeds and borders all enclosed by timber fencing and wall boundaries.

#### 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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