



£370,000

Over Lane, Openwoodgate , Belper DE56 0HW

Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Traditional Detached Property
- 3 Double Bedrooms
- Large Family Bathroom
- Long Garden With Elevated Views
- Open Plan Living/Dining Area
- Superb Kitchen (Extension)
- Elevated Views
- Ideal Family Purchase
- Driveway & Garage

## Property Description

An opportunity to acquire this well presented period detached family home located within a non-estate position and offering superb elevated views across Belper.

## Main Particulars

Derbyshire Properties are pleased to present this traditional double fronted detached family home located on a non-estate position and benefiting from superb elevated views across Belper. The property briefly comprises of:- living/dining room, kitchen/breakfast room and utility. To the first floor a landing leading to 3 double bedrooms and a large family bathroom. Externally the property offers parking to the front elevation and provides access to an integral garage. The large rear garden enjoys an elevated location providing beautiful views over Belper. It offers a full width patio, lawn, vegetable plot and greenhouse. We recommend the property would ideally suit families and couples and an immediate inspection should be undertaken

### Living/Dining Room

Entered via composite door from the front elevation, wall mounted radiators, TV point, wood floor covering. The feature focal point of the room is an inset cast-iron Multi fuel with exposed timber lintel, brick backdrop and raised tiled hearth.

The dining area has the continuation of the wood floor covering from the living area with additional wall mounted radiator, shelving located in the chimney recess, decorative coving, double glazed window to the rear elevation, staircase at first floor landing and door leading to :-

### Kitchen/Breakfast Room (Rear Extension)

This superb rear extension house is a beautiful kitchen comprising of range of base mounted storage cupboards incorporating enamel sink drainer with mixer taps. Freestanding stainless steel SMEG range cooker with stainless steel extractor canopy over, and bespoke floor to ceiling larder cupboards , SMEG American style fridge/freezer. LTV floor covering, wall mounted radiator, double glazed window and Velux windows, French doors to the rear elevation and double glazed sealed unit door to the side elevation. Internal door leads to:-

### Utility (Partly Converted Garage)

With light and Power, Integrated dishwasher, space and plumbing for automatic washing machine and dryer.

### First Floor

#### Landing

Accessed via the living room with internal doors leading to all bedrooms and bathroom, ceiling mounted loft access point.

#### Bedroom 1

Double glazed window to the rear elevation providing beautiful elevated views across Belper, wall mounted radiator and useful storage cupboard.

#### Bedroom 2

With double glazed window to the front elevation, wall mounted radiator, shelving and decorative coving

### Bedroom 3

With double glazed window to the front elevation, wall mounted radiator and space for the bedroom furniture.

### Family Bathroom

Located at the rear of the property and containing WC, vanity unit, corner bath with shower attachment and large separate shower enclosure with mains fed shower and complimentary glass shower screen. Tiling walls, wood floor covering, wall mounted heated towel rail, double glazed window and wall mounted radiator.

### Outside

To the front aspect is a driveway that provides access to an integral garage with up and over door. The rear garden firstly offers a full width patio with steps leading down to a large area of lawn enclosed by hedging and fenced boundaries. The garden then continues to a further paved patio area, vegetable plot and greenhouse again all enclosed by conifer screening, fence boundaries and trellising.

### 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-operation in order that there will be no delay in agreeing the sale.
- 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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