



£299,950

Whitemoor Lane, Belper DE56 0HB

Semi-Detached House | 3 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- Modern Semi-Detached Home
- 3 Bedroom & 3 Bathrooms
- Large Driveway & Detached Garage
- Professionally Landscaped Rear Garden
- En-Suite To Master Bedroom
- Guest Cloakroom
- Modern Decor Throughout
- Ideal For A Small Family
- View Without Delay
- COUNCIL TAX BAND C

## Property Description

A unique opportunity to acquire this spacious modern semi detached property located on a non-estate position. The home provides a modern interior throughout combined with quality fixtures & fittings.

## Main Particulars

Derbyshire Properties are pleased to offer for sale this spacious modern three bedroom semi-detached property offering a non estate location. The property offers modern contemporary living throughout and comprises of:- entrance hall, guest cloakroom/WC, spacious lounge and dining kitchen. To the first floor a landing provides access to 3 bedrooms and two bathrooms. Externally the property offers a large side driveway with detached brick garage and a private enclosed professional landscaped rear garden. We believe the property will ideally suit families and maybe even first time buyers and an early internal inspection is essential.

### Entrance Hall

Entered via composite door from the front elevation, wood floor covering, double glazed obscured window, radiator with defective cover and internal door leading to:-

### Guest Cloakroom

With the continuation of the floor covering from the hallway, low-level WC, pedestal wash hand basin, double glazed obscured window to the side elevation, shelving and coat hooks.

### Spacious Lounge

With double glazed window to front elevation, decorative coving to ceiling, wall mounted radiator, TV point, staircase to 1st floor landing and internal door leading to:-

### Kitchen/Diner

This light and airy kitchen comprises of a range of wall and base mounted matching units with modern worksurfaces incorporating a one and a half bowl stainless steel sink drainer unit with feature hot water tap. Incorporated appliances include electric oven, hob and extractor canopy, integrated dishwasher. Wood floor covering, wall mounted radiator, space for fridge/freezer and double glazed window and French doors to the rear elevation.

### First Floor

#### Landing

Accessed via the Lounge with double glazed window to the side elevation, ceiling mounted loft access point, wall mounted radiator, internal doors accessing all bedrooms and bathroom, useful linen storage cupboard.

#### Bedroom 1



With double glazed window to the front elevation, wall mounted radiator, TV point and modern fitted wardrobes.

#### En-Suite

This modern contemporary suite comprises of a WC, vanity unit and shower enclosure with mains fed shower and attachment. Fully tiled walls, spotlights and extractor fan to ceiling, tiled floor covering and wall mounted heated towel rail.

#### Bedroom 2

With double glazed window to the rear elevation, wall mounted radiator and TV point.

#### Bedroom 3

With double glazed window to the rear elevation, wall mounted radiator and decorative picture light.

#### Family Bathroom

Comprising of a three-piece suite to include an encased WC with attached unit with inset sink basin. Double ended bath with centrally mounted taps, mains fed shower and complementary shower screen. Part tiled walls, spotlights and extractor fan ceiling, double glaze obscured window, tiled floor covering and wall mounted heated towel rail.

#### Outside

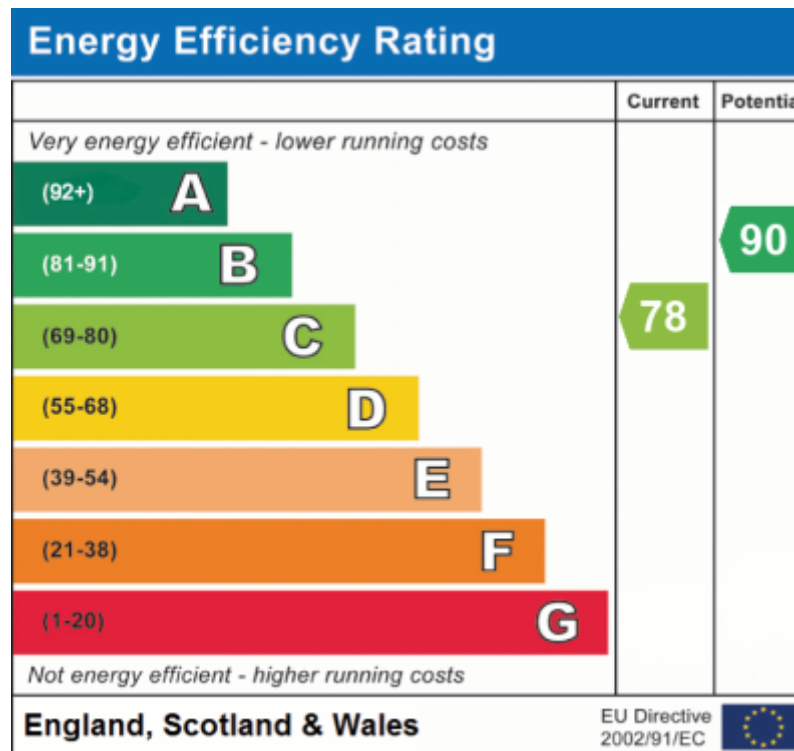
To the front elevation is a paved pathway and attractive stonewall boundary to Street. To the side elevation is a large driveway providing parking for numerous vehicles with a detached brick built garage with up and over door. The rear garden has been professionally landscaped and offers a low maintenance garden with feature full width porcelain patio, raised flowerbeds, lawn, timber fence boundaries, outside tap and security lighting, raised composite decking area and timber garden shed.





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

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



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