



£215,000

Sandbed Lane, Belper DE56 0SH

Semi-Detached House | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Semi Detached Home
- 2 Bedrooms & 2 Reception Rooms
- Landscaped Garden & Beautiful Rear Views
- Modern Kitchen & Bathroom
- Sought After Location
- Ideal First Time Buy Or Downsize
- Viewing Advised
- COUNCIL TAX BAND B

## Property Description

This beautifully presented two-bedroom semi-detached home features a south-facing rear garden that overlooks open countryside

## Main Particulars

Derbyshire Properties are pleased to present this well presented and spacious semi-detached property located in sought after position. The property briefly comprises of :- living room, inner hallway, dining room and kitchen. To the first floor a landing provides access to 2 double bedrooms and family bathroom, externally the property has a small front yard and landscaped low maintenance garden to the rear elevation offering superb views over open countryside. We believe the property will ideally suit first time buyers looking to take their first steps onto the property ladder and maybe those looking to downsize.

### Living Room

Entered via UPVC door from the front elevation, wall mounted vertical chrome radiator, double glazed window, TV point, additional window to the side elevation and decorative coving to ceiling. The focal point of the room is a chimney alcove with inset freestanding electric fire.

### Inner Hallway

Internal doors accessing the cellar and dining room.

### Dining Room

With double glazed window to the rear elevation overlooking the rear garden, wood floor covering, staircase to 1st floor landing, wall mounted radiator with decorative cover and original door leading to:-

### Kitchen

Comprising of range of matching wall and base mounted shaker units with roll-top worksurfaces incorporating a stainless steel circular sink with mixer taps and drainer. Integrated electric oven, five ring gas hob with extractor canopy over, integrated fridge and freezer, under counter space for fridge and plumbing for washing machine. Double glazed window to the rear elevation, undercover lighting, tiled floor covering, spotlights to ceiling, wall mounted radiator and double glazed door to the side elevation providing access to the rear garden.

### First Floor

### Landing

Accessed via the dining room with double glazed window to the side elevation, spotlights to ceiling, internal original doors provides access to both bedrooms and bathroom, ceiling mounted smoke alarm and wall mounted radiator.

### Bedroom 1

With double glazed windows to the front and side elevations, wall mounted radiator, TV point and space for a bedroom furniture.

## Bedroom 2

With double glazed window to the rear elevation offering super views over open countryside, wall mounted radiator and useful storage cupboard located over stairs.

## Bathroom

Comprising of a four piece modern white suite containing WC, pedestal wash hand basin, corner bath and large shower enclosure with wall mounted electric shower and attachment over. Part tiling to walls, exposed floorboards, wall mounted radiator, spotlights and extractor fan to ceiling and double glazed obscured window to the rear elevation.

## Outside

To the front elevation is a small front yard with stone wall boundaries and iron fencing/gate to street. The rear garden has been professionally landscaped and has a pleasant full width paved patio, Astroturf garden enclosed by timber fence boundaries and providing stunning views over open countryside.

## 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.
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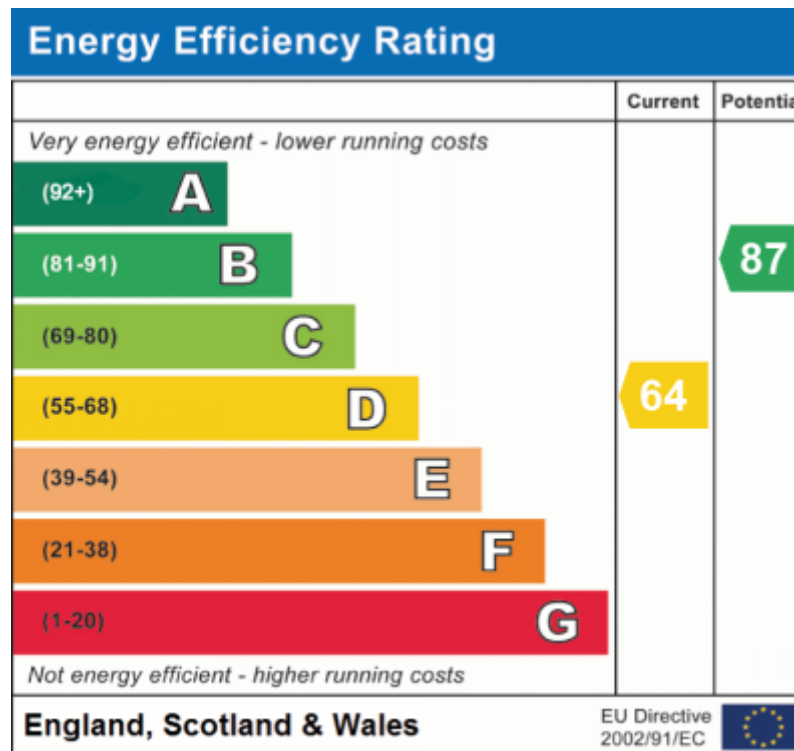






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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