



£325,000

Top Hagg Lane, Belper DE56 2HJ

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Extended Semi Detached Family Home
- 3 Bedrooms
- Spacious Reception Rooms
- 4 Piece Bathroom Suite
- Highly Regarded Village Location
- Large Driveway
- Ideal Family Purchase
- Private & Landscaped Rear Garden
- Viewing Absolutely Essential

Property Description

An opportunity to acquire this spacious extended traditional semi-detached house that benefits from a superb rear extension and conservatory.

Main Particulars

Derbyshire Properties are delighted to introduce for sale this spacious three bedroom extended semi-detached house, located in the highly regarded village of Fritchley (close to Crich). The property would make an ideal family purchase and benefits from a superb rear extension, semi-rural village location and a wealth of amenities within walking distance. The property briefly comprises of entrance hall, living room, Sitting room, kitchen and rear conservatory. To the first floor a landing provides access to 3 bedrooms and a four piece family bathroom suite. Externally the property offers parking for 2 to 3 vehicles and a superb rear garden that offers high degrees of privacy with space for all the family.

Entrance Hall

Entered via original hardwood door with adjoining stained glass windows from the front elevation. Wall mounted radiator with decorative cover, original tiled floor covering, carpeted staircase to 1st floor landing, under stairs storage cupboard and doors leading into the downstairs reception rooms.

Living Room

Double glazed bay window to the front elevation, wall mounted radiator, decorative coving and dado rail, TV point and feature fireplace with attractive woodensurround.

Extended Sitting Room

With wood effect laminate floor covering, decorative coving to ceiling, large storage alcove and TV points. The feature focal point of the room is a gas fire with decorative surround, marble effect backdrop and raised hearth. Internal double glazed French doors provide access to:-

Conservatory (Extension)

Constructed from a brick base with UPVC units and pitched roof. This useful spacious room could be used for a variety of different purposes. It has double glazed French doors to the side elevation providing access to the rear garden.

Extended Kitchen

Comprising of a range of wall and base mounted units with rock top worksurfaces incorporating a 1 1/2 bowl stainless steel sink and drainer unit with mixer tap and tiled splashback areas. Undercounter space and plumbing for washing machine and tumble dryer, space for electric cooker with stainless steel extractor hood over. Wall mounted gas combination, boiler, breakfast bar, wall mounted double radiator, tiled floor covering, spotlighting to ceiling space for fridge/freezer. Double glazed window to the rear elevation and double glazed door provides access to the side elevation.

First Floor

Landing

Accessed via the main entrance hall with double glazed obscured window to the side elevation, decorative coving to ceiling and internal doors accessing all bedrooms and bathroom.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

With double glaze window to the front elevation, wall mounted, radiator, and ceiling mounted loft access point.

Family Bathroom

Comprising of a four piece suite, to include WC, pedestal wash hand basin, shower enclosure with wall mounted electric shower and attachment over and a superb, freestanding roll-top bath with centrally mounted taps. Wood floor covering, wall mounted chrome heated towel rail, decorative coving to ceiling, double glazed obscure window and ceiling mounted extractor fan.

Outside

To the front elevation is a sizable block paved front driveway, providing parking for numerous vehicles. A side access pathway provides access to the superb private rear garden.

The rear garden offers a full width patio area, large lawn with stocked flower beds and borders, timber garden shed all enclosed by hedge row boundaries and timber fencing.

Disclaimer

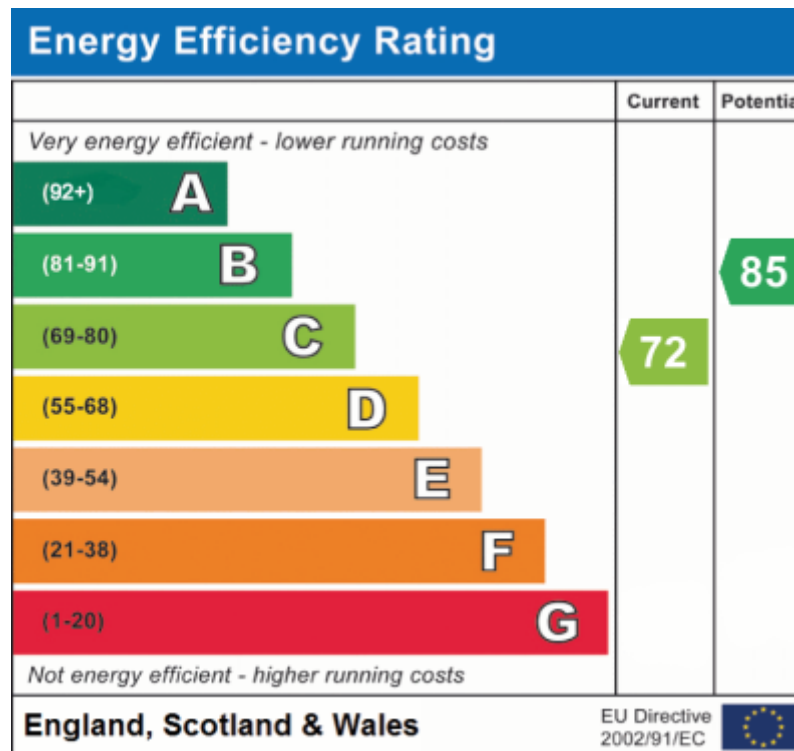
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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