



£350,000

Kingswood Avenue, Belper DE56 1TU

| 4 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- Extended Family Home
- 4 Bedrooms, 3 Reception Rooms
- Open Plan Living Kitchen
- Sought After Location
- Ideal Family Purchase
- Large Master Suite With En-Suite Facility
- Utility Room Plus Cloakroom/WC
- Beautiful Decor Throughout
- Viewing Essential

## Property Description

Derbyshire Properties are delighted to present this extended double fronted family home located in popular residential location. The property offers a wealth of living space and is the ideal purchase for the discerning family looking for large living space that has been beautifully presented throughout.

## Main Particulars

Derbyshire Properties is excited to present this extended, double-fronted family home situated in a sought-after residential area. This property provides an abundance of living space, making it an ideal choice for families seeking a well-presented home with generous accommodations.

The property features an entrance hall, an office/bedroom 5, an extended living/dining room, an open-plan kitchen, a lounge, a utility room, and a cloakroom/WC on the ground floor. The first floor comprises four bedrooms, including an en-suite master bedroom, along with a family bathroom.

Located on a corner plot, the property boasts a private garden at the rear and parking space for three cars at the front. We strongly recommend scheduling a viewing to avoid disappointment.

### Entrance Hallway

3.97m x 1.96m (13' 0" x 6' 5") With door leading from the front elevation, wall mounted radiator, wood effect laminate floor covering, staircase to 1st floor landing with under stairs storage cupboard. Oak internal doors access the lounge, kitchen and office.

### Office/Bedroom 5

3.98m x 2.81m (13' 1" x 9' 3") With double glazed feature bay window to the front elevation, wall mounted double radiator, TV and telephone points.

### Living/Dining Room

7.03m x 2.80m (23' 1" x 9' 2") Double glazed bay window to the front elevation and additional window to the side elevation, two wall mounted radiators, TV point, wood floor covering, oak door leading into utility room door opening into kitchen

### Utility Room

3.55m x 2.91m (11' 8" x 9' 7") With double glazed door with adjoining window to the rear elevation, range of wall and base mounted units with roll-top worksurfaces incorporating stainless steel sink drainer unit, space and plumbing for automatic washing machine, space for dryer and useful floor to ceiling larder storage cupboard. Internal oak door leading through to cloakroom.

### Cloakroom/WC

1.48m x 0.74m (4' 10" x 2' 5") With double glazed obscured window to the side elevation, wall mounted radiator, WC and bespoke fitted vanity unit with sink over, and extractor fan to ceiling.

### Open Plan Kitchen

2.70m x 4.91m (8' 10" x 16' 1") This beautifully appointed kitchen mainly comprises of a range of navy 'shaker style' units with feature work surfaces incorporating a Rangemaster 1 1/2 bowl sink drainer unit with mixer taps and splashback area. Integrated dishwasher, integrated microwave, Rangemaster dual fuel double oven with

double extractor canopy over and splashback, under counter spotlighting, double glazed window to the rear elevation, and space and plumbing for 'American style' fridge freezer. The feature focal point of the room is a bespoke coffee bar area with oak bar with seating beneath, wall mounted shelving and illuminated recess.

#### Lounge

3.50m x 3.57m (11' 6" x 11' 9") Located to the rear of the property and are having double glazed 'French' doors accessing in the rear garden with two adjoining windows. TV point, wall mounted radiator and oak internal door access in kitchen.

#### Landing

2.82m x 1.94m (9' 3" x 6' 4") Accessed from the main entrance hallway, spotlights to ceiling, loft access point, wall mounted radiator and internal doors accessing all bedrooms and bathroom with over stairs storage cupboard.

#### Bedroom 1

4.88m x 2.81m (16' 0" x 9' 3") This large master bedroom benefiting from a side extension. Double glazed window to the rear elevation, wall mounted radiator, space for bedroom furniture and internal door accessing the en-suite shower facility.

#### En-Suite

1.81m x 2.80m (5' 11" x 9' 2") This well proportioned en-suite comprises of an adjoining WC and vanity unit with storage units surrounding, feature tiled wall, spotlights to ceiling, wall mounted radiator, double glazed obscured window to the side elevation, tiled effect flooring, and the feature focal point of the room is a large shower enclosure with mains fed shower attachment over and glass shower screen.

#### Bedroom 2

4.12m x 2.90m (13' 6" x 9' 6") With double glazed window to the rear elevation, wall mounted radiator, TV point and space for wardrobes.

#### Bedroom 3

2.64m x 2.91m (8' 8" x 9' 7") With double glazed window to the front elevation, wall mounted radiator and space for bedroom furniture.

#### Bedroom 4

2.14m x 1.94m (7' 0" x 6' 4") With double glazed window to the rear elevation and wall mounted radiator.

#### Bathroom

1.77m x 1.88m (5' 10" x 6' 2") Located to the front of the property is this three-piece white bathroom suite containing WC, pedestal wash hand basin, and 'Space-Saver' bath with shower attachment over and complimentary glass shower screen. Wall mounted shelving, double glazed obscured window to the front elevation, tiling to the walls and tiled effect floor.

#### Outside

To the front of the property is a tarmac parking area, providing parking for approximately three vehicles with a side easy to maintain low maintenance bark chipped garden with side access pathway. The rear garden is mainly laid to lawn with timber fenced boundaries, patio entertaining areas, side access gates and outside light.

#### Disclaimer

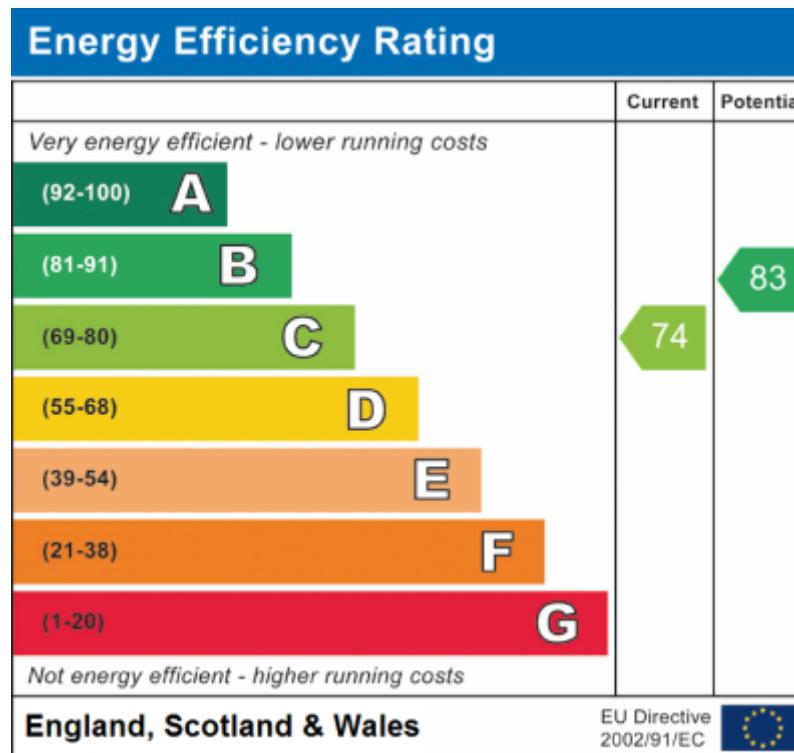
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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