



£425,000

The Hutfall, Belper DE56 1JZ

Semi-Detached House | 4 Bedrooms | 3 Bathrooms

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Step Inside

Key Features

- Modern Character Property
- Extremely Sought After Private Address
- 4 Double Bedrooms & 2 Bathrooms
- Superb Landscaped Rear Garden
- Double Width Driveway & Tandem Garage
- En- Suite & Guest WC
- Open Plan Kitchen/Diner
- Central Belper Location
- High Interest Expected
- COUNCIL TAX BAND C

Property Description

New to the market is this superbly presented modern character property located in arguably one of Belper's highly sought after premium addresses.

Main Particulars

Derbyshire Properties are delighted to present for sale this modern characterful property located in the heart of Belper town Centre. The property is approximately seven years old and is situated on a extremely sought after private position. In the last seven years none of the surrounding properties have ever come to market and we believe interest will be high. The property briefly comprises of:- entrance hall, living room, plan living kitchen, guest cloakroom and attached tandem garage. To the first floor a split landing provide access to 4 bedrooms, family bathroom and en-suite shower facility to the master bedroom. Externally:- To the front elevation is a double width block paved driveway that provides parking for two vehicles and is located in front of the tandem garage. A paved pathway provide access to the rear garden and a low maintenance gravel frontage is also present. The delightful rear garden has been landscaped over the last seven years and offers a well proportioned paved entertaining terrace with a superb raised lawn offering elevated views over Belper.

Entrance Hall

Entered via door from the front elevation, ceramic tiled floor covering, solid oak doors provide access to the garage and living room and a useful floor to ceiling coat storage cupboard can be found. Wall mounted alarm control panel and carpeted staircase to 1st floor landing.

Living Room

Accessed via the entrance hallway with double glazed window to the front elevation, wall mounted radiator, TV point and double internal outdoors provide access to:-

Open Plan Kitchen/Diner

Kitchen area - comprising of a range of wall and base mounted shaker units with granite worksurface incorporating a moulded one and a half bowl sink drainer. Integrated appliances include dishwasher, fridge/freezer, electric oven, four ring gas hob and stainless steel extractor canopy over. Double glazed window to the rear elevation, under cupboard lighting, integrated microwave oven and tiled floor covering. Dividing the kitchen and dining area is a base mounted storage cupboard with pull-out drawers acting as a focal point/island.

Dining area - with the continuation of the tiled floor covering from the kitchen, wall mounted radiator and door with adjoining window to the rear elevation.

Guest WC

Comprising of a low-level WC, wall mounted wash hand basin, wall mount radiator, attractive half wall panelling to walls, spotlighting to ceiling and wall mounted extractor fan.

First Floor

Split Level Landing

Accessed via the main entrance hallway is the split level landing with wall mounted radiator, ceiling mounted loft access point and internal oak doors accessing all

bedrooms and family bathroom.

Master Bedroom

With double glazed window to the rear elevation overlooking the delightful rear garden. Wall mounted TV point, wall mounted radiator and internal door providing access to:-

En-Suite

Comprising of a modern three-piece white suite containing WC, pedestal wash hand basin and large shower enclosure with main fed, shower and attachment over. Half wall panelling to walls, wall mounted electrical shaver point, double glazed obscured window, wall mounted chrome heated towel rail, spotlighting and extractor fan to ceiling.

Bedroom 2

Double glazed window to the front elevation, wall mounted radiator.

Bedroom 3

With double glazed Skylight window to the front elevation, wall mounted radiator and fitted wardrobes providing useful storage and hanging space.

Bedroom 4

With double glazed Skylight window to the rear elevation, wall mounted radiator and a range of modern fitted wardrobes that provide useful storage and hanging space.

Bathroom

Comprising of a three-piece modern bathroom to include WC, pedestal wash hand basin and wood panelled bath with shower attachment and complementary shower screen. Part tiling to walls, half wall wood panelling, tiled floor covering, useful storage cupboard, wall mounted chrome heated towel rail, electrical shaver point, double glazed obscured window, spotlights and extractor fan to ceiling.

Outside

To the front elevation is a double width block paved driveway that provides parking for two vehicles. A gravelled low maintenance frontage could potentially provide an additional parking space and a paved pathway providing access to the rear elevation. The rear garden has been landscaped over the last seven years and offers a large paved entertaining Terrace located outside the kitchen/dining room. It has an external door also providing access into the rear of the garage.

The main garden is elevated and is accessed via paved steps and is mainly laid to lawn with superb stocked flowerbeds and borders surrounding all enclosed by timber fence boundaries. The garden also offers a further gravelled seating area which enjoys elevated views across Belper.

Attached Tandem Garage

This large attached garage benefits from light/power and 'up and over' door. To the rear of the garage are space and plumbing for both washing machine and tumble dryer, wall mounted gas combination boiler and doors providing access to the rear garden and entrance hallway.

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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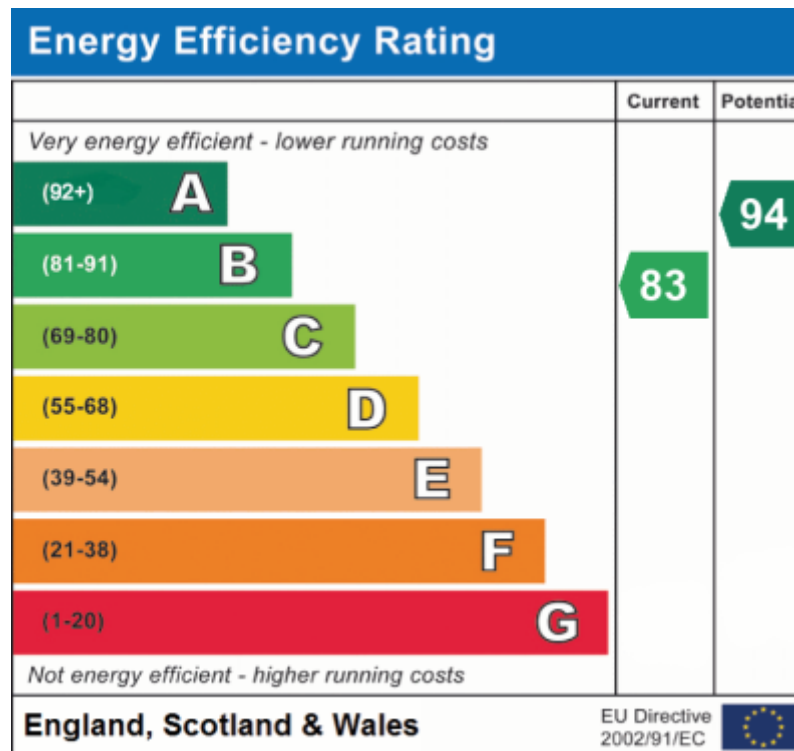
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