



£310,000

Fullers Close, Belper DE56 0SA

Town House | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Superb Modern Town House
- 4 Bedrooms & 2 Bathroom
- Remodelled Kitchen, Bathrooms & Complete Ground Floor
- Sociable Open Plan Living/Kitchen/Diner
- Professionally Landscaped Gardens
- Driveway and Garage
- Countryside & River Views
- Stunning Master Suite With Walk-in Wardrobe & En-Suite
- Private Residential Location
- COUNCIL TAX BAND C

## Property Description

An opportunity to acquire this superbly renovated and beautifully presented modern town house benefiting from a riverside position and offering stunning countryside views.

## Main Particulars

Derbyshire Properties are delighted to present this beautifully renovated, reconfigured and updated modern town house benefiting from a superb Riverside location. The current owners have completely remodelled the original layout and this now offers contemporary open plan sociable living that is beautifully presented throughout. The ground floor offers a stunning open plan living/dining/kitchen with useful under stairs storage/utility area. The first floor landing allows access to 3 bedrooms and contemporary bathroom. And the second floor master suite offers a spacious bedroom, walk-in wardrobe and contemporary en-suite shower facility. Externally the property offers a professional landscaped garden benefitting from two entertaining terraces and garage to rear with parking in front. We believe the property will ideally suit young professionals/families and an early internal viewing is essential to appreciate the accommodation on offer.

### Ground Floor

#### Stunning Open Plan Living/Kitchen & Dining

7.91m x 4.43m (25' 11" x 14' 6") Kitchen/dining area - entered via composite door from the front elevation, staircase to 1st floor landing with useful under stairs storage and Utility area with wood floor covering. The kitchen area comprises of a newly installed kitchen that contains a range of wall and base matching units with modern flat edge worksurfaces incorporating a wall and a one and half bowl stainless steel sink drainer unit with mixer taps and heritage tiling to backdrop. Under cupboard lighting, double glazed window and numerous built appliances to include:- dishwasher, washing machine electric oven, gas hob with extractor canopy and fridge/freezer.

Living area- with the continuation of the wood floor covering from the kitchen/diner is this spacious light and airy living space with spotlights to ceiling and double glazed window and French doors to the rear elevation. Wall mounted radiator, TV point and additional window to side elevation.

#### Utility Cupboard

1.67m x 0.87m (5' 6" x 2' 10") With space and plumbing for washing machine and additional storage space.

### First Floor

#### Landing

4.75m x 1.85m (15' 7" x 6' 1") Accessed via the main staircase is this spacious landing with double glazed window to the front elevation, wall mounted radiators and secondary staircase to the second floor.

#### Bedroom 2

2.70m x 2.54m (8' 10" x 8' 4") With feature double glazed bay window to the front elevation providing countryside views, Wall mounted radiator and space for bedroom

furniture.

#### Bedroom 3

3.14m x 2.21m (10' 4" x 7' 3") With double glazed doors with Juliet balcony to the rear elevation providing views over the garden. Wall mounted radiator and space for furniture.

#### Bedroom 4

3.12m x 2.11m (10' 3" x 6' 11") (currently used as a dressing room) double glazed window to the rear elevation and wall mounted radiator.

#### Bathroom

1.90m x 2.30m (6' 3" x 7' 7") Comprising of a three-piece white contemporary suite to include WC, wall mounted wash hand basin and panelled bath with shower attachment over. Spotlights and extractor fan to ceiling, tiled floor covering, wall mounted chrome heated towel rail and double glazed obscured window.

#### Second Floor Landing

1.10m x 1.01m (3' 7" x 3' 4")

#### Bedroom 1

3.77m x 2.32m (12' 4" x 7' 7") This beautiful light and airy room is located on the second floor and benefits from a double glazed window to the front elevation, spotlighting to ceiling, wall mounted radiator, TV point and two internal doors providing access to both a walk-in wardrobe and en-suite shower facility.

#### Walk-in Wardrobe

1.32m x 1.84m (4' 4" x 6' 0") This wonderful addition to the master suite comprises of a storage alcove and fitted double wardrobe with sliding mirrored frontage.

#### En-Suite

2.26m x 2.32m (7' 5" x 7' 7") This beautifully presented and spacious three-piece white suite comprises of a WC, pedestal wash hand basin and large shower enclosure with mains fed shower and attachment over. Spotlights and extractor fan to ceiling, part wall tiling, tiled floor covering, Velux skylight to the rear elevation and wall mounted chrome heater towel rail.

#### Outside

To the front elevation is a small landscaped area of garden. The beautiful and professionally landscaped rear garden offers low maintenance and a private outside space. This contains two paved entertaining terraces with sleeper edging and drainage, raised flowerbeds, timber fenced boundaries, gated access to the side and rear elevations and direct access into a sizable garage located to the rear.

#### Detached Garage

With up over door light and power this spacious garage offers parking additional storage space with additional door accessing the rear garden.

#### 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.





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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