



£169,950

John O'gaunts Way, Belper DE56 0DG

Semi-Detached House | 2 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Semi Detached House
- 2 Bedrooms & 1 Reception Room
- Corner Plot Position
- Driveway
- Ideal First Time Buy
- No Chain
- Estate Location
- Viewing Advised
- Council Tax Band A

Property Description

An opportunity to acquire this two bedroom semi detached property ideally suiting those looking to take their first steps onto the property ladder all people downsizing.

Main Particulars

Derbyshire Properties are pleased to present this two bedroom modern semi detached property located on the popular John O' Gaunts estate in Belper. The property briefly comprises of:- entrance hall, kitchen and lounge/dining room all to the ground floor. To the first floor and landing provide access to 2 bedrooms and a bathroom. Externally the property has a small fore garden and two off street parking spaces. We believe the property will ideally suit those looking to take their first steps onto the property ladder or maybe those who are looking to downsize.

Entrance

Entered via UPVC door from the side elevation, wall mounted radiator, wall mounted gas combination boiler, internal doors provide access into the kitchen and lounge/dining room.

Kitchen

Comprising of range of wall and base mounted units with modern flat edged worksurfaces incorporating a stainless steel sink drainer unit with mixer taps and tiled splashback's. Undercounter space and plumbing for washing machine, wall mounted radiator, vinyl floor covering, double glazed window to side elevation. Numerous incorporated appliances include an electric oven, electric hob with stainless steel extractor canopy over fridge and freezer.

Lounge/Diner

With staircase to the 1st floor landing, wall mounted radiator, TV point, double glazed French doors lead out onto the rear garden and a feature fireplace with decorative surround is the focal point of the room.

First Floor Landing

Accessed via the lounge/dining room with ceiling mounted loft access point and internal doors providing access to both bedrooms and bathroom.

Bedroom 1

Double glazed window to the rear elevation, wall mounted radiator and space for wardrobes.

Bedroom 2

With double glazed window to the side elevation, wall mounted radiator.

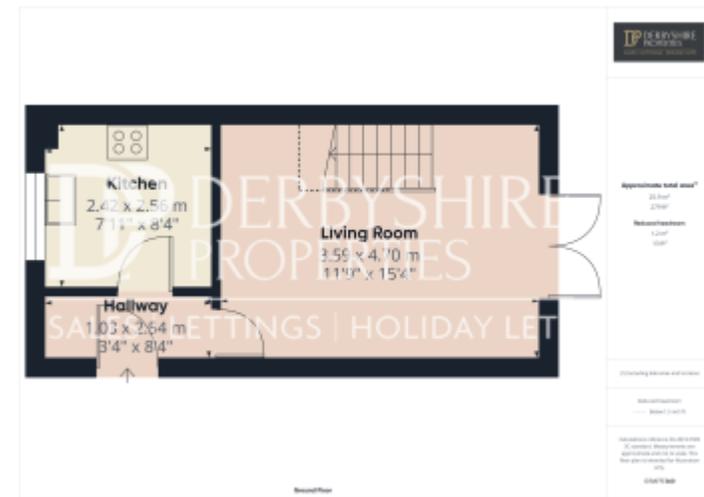
Bathroom

Comprising of a three-piece white suite to include WC, pedestal wash hand basin and panelled bath with wall mounted electric shower and attachment over. Part tiling to walls, useful linen storage cupboard, wall mounted heated towel rail and double glazed obscured window.

Outside

The property offers 2 small lawned area to the front and side elevations with inset stocked flowerbeds. A paved pathway leads to the main entrance and gated access leads to the rear garden. The side elevation is a driveway that provides parking for two vehicles. The rear garden is mainly laid to lawn with paved patio enclosed on all sides by timber fenced boundaries.





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

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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