



£230,000

Blackberry Way, Belper DE56 0LE

Semi-Detached House | 2 Bedrooms | 1 Bathroom

01773 820983

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# Step Inside

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## Key Features

- Extended Modern Semi-Detached Home
- 2 Double Bedrooms
- Large Reception Room
- Superb Kitchen
- Beautiful Landscaped Gardens
- Modern Shower Room To First Floor
- Driveway & Garage
- Ideal First Home Or Down Size
- Council Tax Band B

## Property Description

An opportunity to acquire this skilfully extended and spacious two-bedroom modern home, located on a popular residential estate.

## Main Particulars

Derbyshire Properties are pleased to offer for sale this skilfully extended two-bedroom home, situated on a popular and quiet residential estate. The property briefly comprises a spacious lounge/dining room and a modern kitchen. To the first floor, a landing provides access to two double bedrooms and a contemporary shower room. Externally, the home benefits from a driveway, detached garage, and wrap-around landscaped gardens offering a high degree of privacy. We believe this property is ideal for first-time buyers looking to step onto the property ladder, or for those seeking to downsize without compromising on space or comfort.

### Lounge/Diner

With double glazed windows to the front and side elevations, wall mounted decorative lighting, radiators and TV point. Internal door provide access to:-

### Kitchen

Comprising of a range of wall and base mounted matching units is this beautifully crafted kitchen with quartz worksurface incorporating a one and a half bowl sink with mixer taps and attractive tiled splashback. Numerous incorporated appliances include electric oven, induction hob, stainless steel extract canopy, dishwasher, fridge, freezer and washing machine.

Laminate floor covering, attractive tiled walls, spotlighting to ceiling and double glazed sliding patio doors provide access out onto the rear garden.

### First Floor

#### Bedroom 1

With double glazed window to the front elevation, radiator and over stairs storage cupboard.

#### Bedroom 2

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

#### Modern Shower Room

Comprising of a modern three-piece shower suite to include WC, wall mounted wash hand basin and large shower enclosure with wall mounted electric shower and attachment over. Fully tiled walls and floor, wall mounted chrome heated towel rail, spotlights and extractor fan to the ceiling.

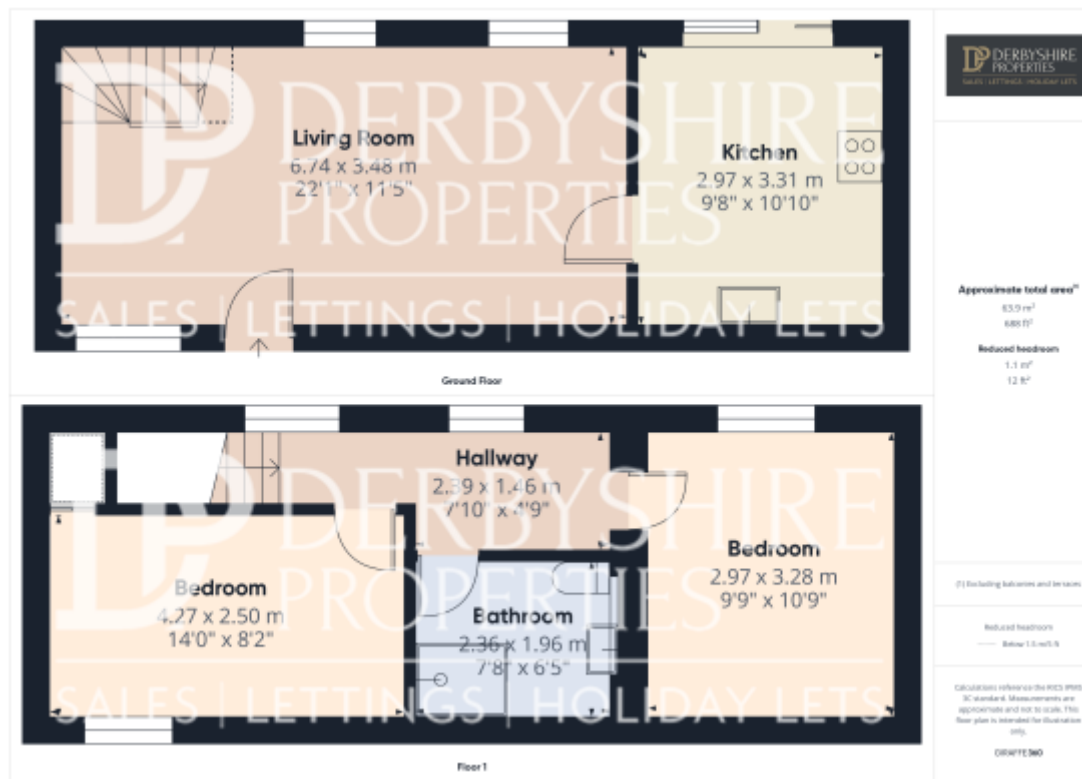
### Outside

The front elevation is a paved pathway providing access to the main entry point. A detached sectional garage with up and over door light and power suitable for storage and motorbikes and a two car driveway. The delightful rear garden has been landscaped to the side and rear elevations offering a low maintenance private entertaining area with beautifully stepped flowerbeds and borders with mature hedge row and planting to neighbouring properties.

## 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.






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

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## Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92+) <b>A</b>                                     |                            |   |
| (81-91) <b>B</b>                                   |                            | <b>87</b>   |
| (69-80) <b>C</b>                                   | <b>72</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<br>2002/91/EC |  |

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