



DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LETS

£299,950

Leighton Way, Belper DE56 1SX

Town House | 4 Bedrooms | 3 Bathrooms

01773 820983

DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LETS

www.derbyshireproperties.com



Step Inside

Key Features

- Modern Mid Town House
- 4 Bedrooms
- Open Plan Living / Dining Kitchen
- Low Maintenance Garden
- Parking & Integral Garage
- No Chain, Viewing Essential
- Ideal Family Purchase
- Well Presented Throughout
- En- Suite & Guest WC
- COUNCIL TAX BAND D

Property Description

Offered with no upward chain as this well presented and spacious three storey mid town house located within extremely close proximity to Belper town Centre.

Main Particulars

Derbyshire Properties are pleased present for sale this well presented and spacious three bedroom modern town house located with close proximity to Belper town Centre. The property briefly comprises of a spacious entrance hallway, useful storage cupboard, guest cloakroom, utility room, bedroom/snug and integral garage all to the ground floor. To the first floor a landing provides access to a spacious L-shaped living/dining area and open-plan kitchen/dining area. The second floor offers three bedrooms, en-suite to master bedroom and family bathroom externally there is parking to the front elevation and a low maintenance private rear garden to the rear. We believe the property will ideally suit families and internal viewing is essential to avoid missing out.

Entrance Hall

With composite door leading from the front elevation, useful storage cupboard, carpeted staircase to 1st floor landing, wall mounted radiators.

Guest Cloakroom/WC

With low-level WC, pedestal wash hand basin, wall mounted radiator and ceiling mounted extractor fan.

Bedroom 4/Snug

Located to the rear elevation with double glazed window overlooking the rear garden and wall mounted radiator.

Utility Room

With wall mounted storage units, counter space with inset single bowl, stainless steel sink drainer and mixer taps under counter space and plumbing for both washing machine and tumble dryer. Wall mounted gas combination boiler, vinyl floor covering, wall mounted extractor fan and door to the rear elevation.

First Floor

Landing

Accessed via main entrance hall with wall mounted radiator, secondary stairs to 2nd floor landing and internal door providing access to:-

Open Plan Kitchen/Diner

Comprising of a range of wall and base mounted units with roll-top worksurfaces incorporating a one and a half bowl stainless steel sink drainer unit with mixer taps. Integrated electric oven, four ring gas hob with pull out extractor hood over, space for fridge/freezer, under cupboard lighting, Karndean floor covering, double glazed window and French doors with Juliett balcony to the front elevation.

Spacious L-Shaped Lounge/Diner

With carpeted floor covering, wall mounted radiators, TV point and double glazed door with adjoining window windows with Juliet balcony to the rear elevation.

Second Floor

Landing

Accessed via the first floor landing with wall mounted radiator and internal doors accessing all three bedrooms and family bathroom.

Bedroom 1

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

En-Suite

With low-level WC, pedestal wash hand basin and shower enclosure with main fed shower and attachment. Part wall tiling, vinyl floor covering, wall mounted radiator, wall mounted electrical shaver point and ceiling mounted extractor fan.

Bedroom 2

With double glazed window to the front elevation and wall mounted radiator.

Bedroom 3

With double glazed window to the front elevation and wall mounted radiator.

Family Bathroom

Comprising of a three-piece white modern suite incorporating a WC, pedestal wash hand basin and panelled bath with mains shower, attachment over and folding shower screen. Part tiling walls, ceiling mounted extractor fan, wall mounted radiator and vinyl floor covering.

Outside

To the front elevation is a tarmac driveway providing parking for 1 car and access to an integral garage with up and over door light and power. The garage also offers an internal door into the main entrance hallway. Paved steps with stocked flowerbeds complete front garden. The rear garden offers a paved patio area and low maintenance gravelled garden with raised flowerbeds, paved pathway all enclosed by timber fence boundaries. The garden also offers gated access to the rear elevation.

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.

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 | 77 | 88 |
| (55-68) | D | | |
| (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 |  |

Telephone: 01773 820983

DP DERBYSHIRE
PROPERTIES
= RAPID LETTINGS =

www.derbyshireproperties.com