



£475,000

Bull Bridge, Belper DE56 2EW

Detached House | 4 Bedrooms | 4 Bathrooms

01773 820983

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# Step Inside

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## Key Features

- Detached Home With 3 Self Contained Living Spaces
- Residential & Business Opportunity
- Ideal For Extended Families
- Low Maintenance Large Courtyard Garden
- Stunning Presentation Throughout
- 20 Car Plus Driveway
- Detached Modern Outbuilding
- Sought After Location
- Viewing Absolutely Essential

## Property Description

A unique opportunity to acquire this versatile property that offers not just residential living but also business opportunities.

## Main Particulars

Derbyshire Properties are delighted to introduce for sale this truly unique detached dwelling(s) that have a variety of different uses. The property is split into three self-contained living spaces with the main house comprising of a beautiful and spacious reception hall, guest cloakroom, reception room/bedroom, dining area and superb modern open-plan kitchen with feature central island and bifold doors. The first floor landing provides access to 2 superb double bedrooms both with en-suite facilities.

The second attached dwelling has a connecting door to the former mentioned accommodation and offers another superb open-plan modern living kitchen, shower room and double bedroom.

Attached to this is a self contained Annex with a stunning open plan living/kitchen/dining area, modern shower suite and inner hallway with door to the front elevation and large double bedroom.

The property is situated on a large corner plot with parking space for over 20 vehicles. The gardens are low-maintenance, primarily paved, and feature stocked raised flowerbeds and borders. The self-contained annex also boasts its own private garden, providing a high degree of privacy. A standout feature of the garden is a modern detached outbuilding, currently used as a bar, which we believe could be repurposed for various uses, such as a home office, gym, or even an Airbnb rental.

We anticipate that the property will attract interest from a diverse range of buyers. It could serve as a primary residence with the added opportunity for an Airbnb or accommodate an extended family, including teenagers or elderly relatives.

We highly recommend an internal viewing to fully appreciate the accommodation available for sale.

### 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>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(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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= RAINBOW IN REALTY =

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