



£263,000

Thornhill Avenue, Belper DE56 1SH

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

01773 820983

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Step Inside

Key Features

- Great First Time Buy
- Walking Distance into Belper Town
- Walking Distance to Primary Schools
- Three Double Bedrooms
- Family Bathroom, En Suite and Downstairs WC
- Driveway Parking and Garage
- Rear Enclosed garden
- Viewing essential To Appreciate Decor And Presentation

Property Description

Derbyshire Properties are pleased to present this three bedroom semi-detached home on popular residential estate in Belper. Offering spacious and versatile living accommodation throughout whilst being situated within walking distance of a local primary school, we recommend an early internal inspection to avoid disappointment.

Main Particulars

Derbyshire Properties are pleased to present this three bedroom semi detached home on popular residential estate in Belper. Offering spacious and versatile living accommodation throughout whilst being situated within walking distance of local primary school, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, WC, Dining Kitchen and Lounge to the ground floor with two double Bedrooms and the family Bathroom to the first floor whilst the second floor hosts further double Bedroom and En Suite.

Externally, the property benefits from driveway parking for multiple vehicles to the side elevation which leads to garage fitted with light and power accessed via up and over door. The rear enclosed garden is mainly laid to lawn which is bordered by flower bed whilst decked space accessed via French doors from the house proves the perfect space to host or relax. The garden is secured by timber fencing making it ideal for those with pets and young children.

Entrance Hall

1.92m x 1.88m (6' 4" x 6' 2") Accessed via entrance door to front elevation with mini wall mounted radiator, carpeted flooring and doorways to;

WC

0.95m x 1.46m (3' 1" x 4' 9") With low level WC and wall mounted handwash basin. Double glazed obscured window to front elevation.

Dining Kitchen

4.07m x 3.45m (13' 4" x 11' 4") Featuring a range of base cupboards and eye level units with complimentary worktops over which integrate gas oven, gas hob with accompanying extractor hood and stainless steel inset one and a half bowl sink. There is space for freestanding fridge freezer whilst there is undercounter plumbing for washing machine and dishwasher. Wood effect flooring runs throughout whilst tiled splashback covers the workspace. Understairs cupboard provides valuable storage capacity.

Landing

3.66m x 0.97m (12' 0" x 3' 2") 0.97m x 3.66m (3' 2" x 12' 0") Accessing the family Bathroom and Bedrooms two and three. Useful study area is located to the foot of the stairs leading to the second floor.

Bedroom Two

2.79m x 4.43m (9' 2" x 14' 6") With two double glazed windows to rear elevation, wall mounted radiator and carpeted flooring.

Bedroom three

2.98m x 2.40m (9' 9" x 7' 10") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bathroom

1.64m x 2.40m (5' 5" x 7' 10") A tiled three piece suite including; Bath, pedestal handwash basin and low level WC. Double glazed obscured window features to side elevation whilst wall fitted extractor unit and mini wall mounted radiator completes the space.

Bedroom One

3.85m x 4.44m (12' 8" x 14' 7") With two double glazed windows to front elevation, two wall mounted radiators and carpeted flooring. There is fitted wardrobe space housing valuable hanging/storage capacity. Access to En Suite.

En Suite

1.75m x 2.05m (5' 9" x 6' 9") A tiled three piece suite including; Corner shower cubicle, pedestal handwash basin and low level WC. Double glazed Velux window features to rear elevation whilst mini wall mounted radiator and ceiling fitted extractor fan complete the space.

Outside

Externally, the property benefits from driveway parking for multiple vehicles to the side elevation which leads to garage fitted with light and power accessed via up and over door. The rear enclosed garden is mainly laid to lawn which is bordered by flower bed whilst decked space accessed via French doors from the house proves the perfect space to host or relax. The garden is secured by timber fencing making it ideal for those with pets and young children.

Disclaimer

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- 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 © 2025 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		87
(69-80) C	75	
(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

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