



£325,000

Gibfield Lane, Belper DE56 1WA

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

01773 820983

DERBYSHIRE
PROPERTIES
SALES & LETTINGS

www.derbyshireproperties.com



Step Inside

Key Features

- No Upward Chain
- Three bedrooms , Two bathrooms & Guest WC
- Spacious Accommodation Over four Floors
- Driveway for 2 cars
- En- Suite & Guest WC
- Close Proximity To Belper Town Centre
- EV charging point
- Open plan kitchen/diner
- Basement

Property Description

Derbyshire Properties are delighted to offer For Sale this extended semi-detached home, located within walking distance of Belper town centre. Offering spacious and versatile accommodation arranged over four storeys, this property is being sold with no upward chain. An early internal inspection is highly recommended to avoid disappointment.

Main Particulars

Derbyshire Properties are delighted to offer For Sale this extended semi-detached home, situated within walking distance of Belper town centre and available with no upward chain. Offering spacious and versatile accommodation arranged over four storeys, an early internal inspection is highly recommended to avoid disappointment.

Accommodation: Internally, the property briefly comprises an Entrance Hallway, WC, Lounge, and Dining Kitchen on the ground floor. Beneath, the property features two renovated basement rooms offering additional flexible living space. The first floor boasts an impressive landing area, providing access to two Bedrooms, a family Bathroom, and a stunning Balcony with views across Milford. On the second floor, you'll find a further double Bedroom complete with En Suite facilities. External: Externally, the property benefits from off-street parking to the rear and an impressive enclosed garden, mainly laid to lawn and complemented by raised flower beds and mature shrub borders. A raised patio area, accessed via French doors from the Kitchen, offers the perfect space to relax or entertain. The first-floor Balcony is a standout feature, providing beautiful elevated views and enhancing the charm of this unique home.

Entrance

Accessed via UPVC door to the side elevation with tiled flooring, door open to the kitchen/diner, ceramic sink, door opening to W.C.

WC

With low level WC and tiled flooring.

Dining Kitchen

Comprehensively fitted with a range of base cupboards and eye level units with complimentary worktops over and a range of integrated appliances including; Double oven, microwave, fridge freezer and dishwasher. Kitchen island hosts further base cupboard storage whilst integrating breakfast bar and induction hob. Double glazed windows feature to side and rear elevation whilst double glazed French doors access rear enclosed garden. Two wall mounted radiators feature alongside fitted airing cupboard housing the gas central heating boiler. Carpeted area with stairs leading down to basement and stairs leading up to first floor. Internal French doors access Lounge.

Lounge

With UPVC double glazed window to the front elevation, door to the front, multi-fuel burner, speaker system with LED lighting to the ceiling and wall mounted radiator.

First floor landing

With access to Bedroom two and three as well as the family Bathroom. Double glazed French doors lead to balcony seating area.

Bedroom Two

With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Fitted/walk-in wardrobe space proves a valuable addition.

Bedroom Three

With double glazed windows to side and rear elevation, mini wall mounted radiator and carpeted flooring.

Bathroom

An impressive tiled four piece suite comprising: Shower cubicle, freestanding bath, high level WC and stunning handwash basin. Double glazed obscured window to side elevation, wall mounted heated towel rail and wall fitted extractor fan complete the space.

Bedroom One

With UPVC double glazed window to the rear elevation, access to En suite, storage cupboard, two eave storage cupboards and wall mounted radiator.

En Suite

Having a mains fed shower cubicle, pedestal wash hand basin with mixer tap over, low level W.C, tiled splashbacks and tiled flooring.

Outside

Externally, the property benefits from off street parking to the rear elevation alongside an impressive rear enclosed garden which is mainly laid to lawn featuring raised flower beds and bordered by mature shrubbery. Raised patio area accessed via French doors from the kitchen proves the perfect space to host or relax. Stunning balcony accessed via the first floor landing boasting views across Milford is a wonderful addition.

Disclaimer

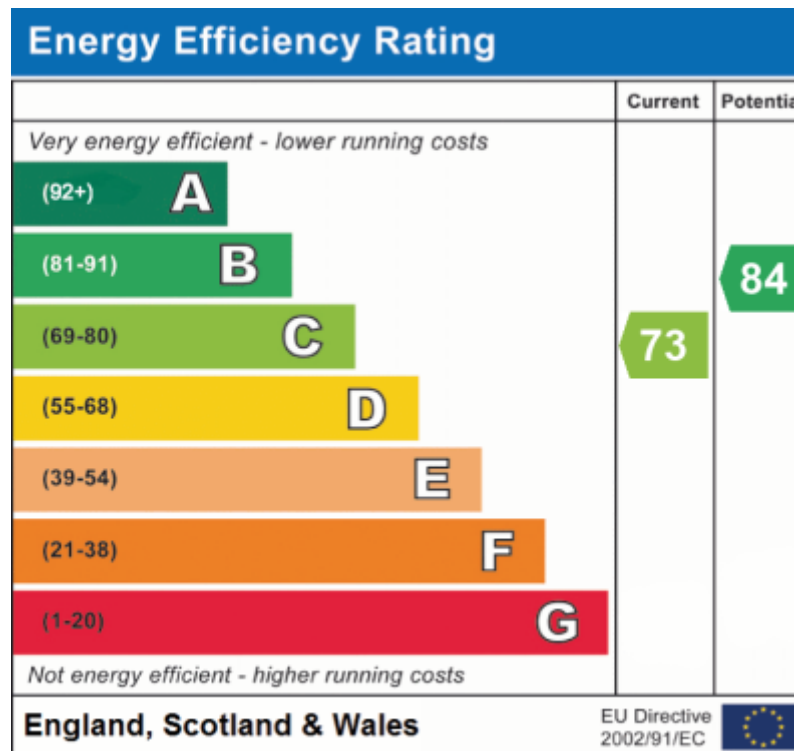
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 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 © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



Telephone: 01773 820983

 **DERBYSHIRE
PROPERTIES**
= RAMP & RENTALS =

www.derbyshireproperties.com