



£260,000

Marsh Lane, Belper DE56 1GS

Terraced House | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Two Bedrooms plus Loft Room
- Close to Belper Town Centre
- Stunning large private Garden
- Modern Kitchen & Bathroom
- Additional Study/Office to ground floor
- Extended Accommodation With Viewing Recommended
- Council Tax Band A
- Perfect for First Time Buyers

## Property Description

Derbyshire Properties are delighted to offer 'For Sale' this two bedroom property within walking distance of Belper town centre. Wonderfully combining tradition and modernity, we recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are delighted to offer 'For Sale' this two bedroom property within walking distance of Belper town centre. Wonderfully combining tradition and modernity, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Lounge, Kitchen, Dining Area and Study space to the ground floor, two double Bedrooms and the family bathroom to the first floor with further loft room above.

Externally, the property boasts wonderful rear enclosed garden which includes several areas perfect for hosting or relaxing, whether it be the entertaining patio, perfect for al Fresco dining off the kitchen or the private seating area/firepit to the foot of the garden. The entire space is full of mature plants and shrubbery whilst being secured by timber fencing throughout making it ideal for those with pets and young children.

### Lounge

Accessed via composite door to front elevation with double glazed window to front elevation, wood effect flooring throughout, wall mounted radiator and decorative panelling to the walls.

### Kitchen

Featuring a range of base cupboards and eye level units with complimentary wooden worktops over and inset sink/drain unit. Freestanding cooker with six ring hob and two separate cooking compartments is set in exposed brick surround with extractor unit over whilst the fridge freezer is fitted. Wood effect flooring runs throughout whilst tiled splashback covers the workspace.

### Dining Area

With double glazed window to side elevation, wall mounted radiator, wood effect flooring throughout and UPVC door accessing rear garden.

### Study Space

With double glazed window to rear elevation, double glazed Velux window to ceiling and a continuation of the wood effect flooring from the lounge.

### Landing

With access to both Bedrooms and the family Bathroom.

### Bedroom One

With double glazed window to front elevation, wall mounted radiator and wood effect flooring. An attractive range of fitted wardrobe units provides valuable storage capacity whilst decorative panelling to the walls provides a smart finish to the room.

### Bedroom Two

With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Over stairs store cupboard provides valuable storage capacity.

#### Bathroom

An stylish three piece suite comprising; Double walk-in shower, vanity handwash basin with accompanying storage space surround and low level WC. Tiled flooring runs throughout whilst wall fitted extractor fan and double glazed obscured window to rear elevation completes the space.

#### Loft Room

With double glazed Velux window to rear elevation, double eaves storage and carpeted flooring.

#### Outside

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#### Disclaimer

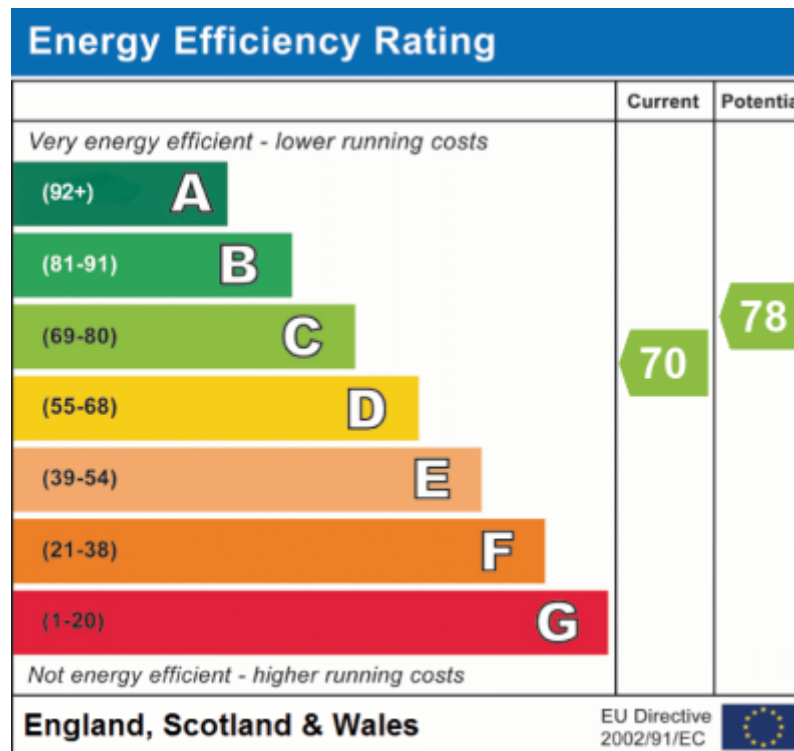
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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