



£315,000

Gregorys Way, Belper DE56 0HS

Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- 3 Bedroom Detached House with driveway & garage
- Open plan dining Kitchen
- Conservatory
- Modern Kitchen & Bathroom
- Close to Amenities
- Lovely Rear Garden
- Council Tax Band C
- Viewing Advised

## Property Description

Derbyshire Properties are delighted to present this detached family home on much sought after residential estate in Belper. Having been lovingly upgraded by the current owner, we recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are delighted to present this detached family home on much sought after residential estate in Belper. Having been lovingly upgraded by the current owner, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance, WC, Lounge, Open plan Dining Kitchen, Conservatory and Inner Hallway to the ground floor with three bedrooms and family Bathroom to the first floor.

Externally, the property boasts enviable position with driveway parking for several vehicles to the front elevation leading to integral garage fitted with light and power. The rear enclosed garden is mainly laid to lawn with patio space accessed via French doors from the conservatory forming the perfect space to host or relax. The garden also houses fruit trees and space for shed. The area is secured by timber fencing making it ideal for those with pets and young children.

### Entrance Hall

Accessed via composite door with mini wall mounted radiator, carpeted flooring and doorways to;

### WC

With low level WC and handwash basin. Double glazed obscured window features to front elevation.

### Lounge

With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Open aspect to;

### Kitchen/Dining Area

The kitchen features a range of base cupboards and eye level units with complimentary Quartz worktops over and a range of integrated appliances including; Double oven, gas hob with accompanying extractor hood, fitted fridge freezer and inset sink. Double glazed window to rear elevation and door accessing rear garden are also located in the kitchen area whilst wood effect flooring extends to the Dining area where double glazed sliding doors lead to the Conservatory.

### Conservatory

UPVC double glazed conservatory with wood effect flooring throughout and wall mounted radiator. Double glazed French doors open to rear enclosed garden.

### Inner Hallway

A carpeted space with stairs leading to the first floor and useful understairs store cupboard.

### Landing

Accessing all three Bedrooms and the family Bathroom, this carpeted space benefits from obscured double glazed window to side elevation.

#### Bedroom One

With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

#### Bedroom Two

With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

#### Bedroom Three

With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

#### Bathroom

A fabulous tiled four piece suite including: Jacuzzi bath, double walk in shower, vanity handwash basin and low level WC. Wood effect flooring runs throughout whilst wall mounted heated towel rail, ceiling fitted extractor unit and double glazed windows to side and rear elevation complete the space.

#### Outside

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#### 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

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>79</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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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