



**DERBYSHIRE  
PROPERTIES**  
SALES | LETTINGS | HOLIDAY LETS

£230,000

Bramble Way, Belper DE56 0LH

Town House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Superb Extended Modern Home
- 3 Bedrooms & 2 Bathrooms
- Modern & contemporary interior design
- Stunning Open Plan Kitchen/Dining Area
- Unusually Large Garden With Fantastic Outbuilding
- Quiet Cul De Sac Location
- Great Transport Links
- Ideal First Home
- Viewing Absolutely Essential

## Property Description

An excellent opportunity to acquire this superbly presented, significantly extended modern residence, situated in a peaceful cul-de-sac.

## Main Particulars

Derbyshire Properties are delighted to present this beautifully maintained modern home, enhanced by a superb rear extension. The accommodation briefly comprises: entrance hall, contemporary lounge, guest cloakroom/WC, inner hallway, a double bedroom, and a stunning open-plan living kitchen with feature bifold doors. To the first floor, a landing provides access to two further double bedrooms and a contemporary bathroom suite. Externally, the property is set on a quiet cul-de-sac with a small lawned frontage and an exceptionally large, low-maintenance rear garden, complete with a generous outbuilding. This home is ideally suited to couples or young families, and we recommend an early internal viewing to avoid disappointment at this competitively priced property.

### Entrance Hall

Entered via a composite door from the front elevation, featuring a wall-mounted thermostat control panel and an internal door providing access to:

### Modern Living Room

Featuring a double-glazed window to the front elevation, a wall-mounted vertical radiator, a feature wall with TV point, a staircase leading to the first-floor landing, and spotlights to the ceiling.

### Guest Cloakroom

Comprising an encased WC and slimline vanity unit with inset sink, complemented by attractive tiled walls, a ceiling-mounted extractor fan, and a tiled floor covering.

### Open Plan Kitchen/Diner

This beautifully appointed living kitchen features a range of matching wall and base units with modern work surfaces, incorporating a single sink with drainer and mixer taps. The kitchen offers space for a fridge/freezer, an integrated dishwasher, an electric oven, induction hob, and an extractor canopy. The LVT flooring extends throughout, complemented by a wall-mounted vertical radiator, spotlights, and a lantern roof that floods the space with natural light.

The dining area continues the LVT flooring and includes additional seating beneath a breakfast bar. Further highlights include a wall-mounted modern vertical radiator, additional spotlights, pendulum lighting, a TV point, and bifold doors that open onto a rear garden terrace.

### Downstairs Double Bedroom

Featuring a remotely operated Velux skylight in the ceiling, TV point, wall-mounted vertical radiator, and ample space for furniture.

### First Floor

### Landing

Accessed from the living room, the first floor features a ceiling-mounted loft access point and doors leading to two double bedrooms and a contemporary bathroom suite.

#### Bedroom 1

With a double-glazed window to the rear elevation, a wall-mounted radiator, and a range of fitted wardrobes offering ample storage and hanging space.

#### Bedroom 2

Featuring a double-glazed window to the front elevation, a wall-mounted radiator, and wood flooring, with a useful linen storage cupboard.

#### Modern Bathroom

Comprising of an encased WC with attached vanity unit, panelled bath with electric shower and attachment over. Attractive tiling to walls, wall mounted heated towel rail, spotlights and extractor fan.

#### Outside

To the front elevation, there is an area of lawn with a paved pathway leading to the front door, benefit of EV charging point to the front. The superb rear garden is unusually large and features a spacious paved entertaining terrace, enclosed by timber fencing on both sides with planted flowerbeds. Beyond this, the garden extends to a mainly Astroturf lawn, also enclosed by timber fencing, with gated access to a public footpath. At the top of the garden sits a versatile outbuilding, complete with light, power, and heating, offering potential for a variety of uses, such as a home office, gym, secure storage, or a Man Cave.

#### Disclaimer

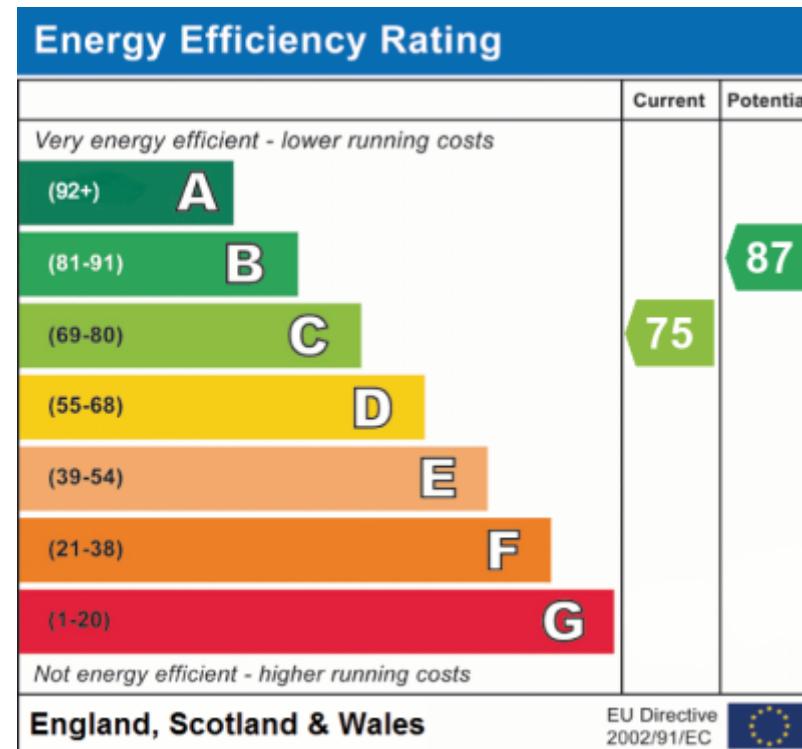
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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