



£490,000

Ladywood Avenue, Belper DE56 1HS

Detached House | 4 Bedrooms | 4 Bathrooms

01773 820983

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# Step Inside

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## Key Features

- Large Extended Detached Family Home
- 4 Bedrooms & 3 Bathrooms
- Open Plan Living Kitchen/Diner
- 3 Reception Rooms Plus Garden Room
- Extensive Rear Garden And Outbuilding
- Sought After Location
- Close To Schools
- Ideal Extended Family Purchase
- View Absolutely Essential!

## Property Description

An opportunity to acquire this substantially extended detached family home located in popular residential location.

## Main Particulars

Derbyshire Properties are delighted to present for sale this substantially extended detached family home positioned in a popular residential location. The current vendors have extended, remodelled and renovated over a number of years, now offering spacious open plan living spaces for all the family. The property is also positioned on an extremely large plot with superb landscaped rear garden that offers a high degree of privacy from neighbouring properties. The layout for the property briefly comprises of : entrance porch, living room, dining area, garden room, open plan living kitchen, sitting room, inner hallway and guest cloakroom. To the first floor a landing provides access to 4 well proportioned bedrooms and three bathrooms.

We believe the property will ideally suit families and extended families and an immediate internal inspection should be undertaken to avoid disappointment of this deceptively large property.

### Entrance Porch

Entered via a composite door with two adjoining obscured windows from the front elevation, wood floor covering, spotlights to ceiling, coat storage and internal door providing access to:-

### Living Room

With large double glazed window to front elevation, solid wood floor covering, decorative dado rail and coving, decorative wall lighting, TV point and stair staircase to 1st floor landing. The focal point of the room is an open fire with decorative stone surround and tiled hearth.

Archway Leads to :-

### Dining Area

With the continuation of the wood floor covering from the lounge, wall mounted radiator, decorative coving, dado rail and ceiling rose. Decorative wall lighting, door opening into conservatory/garden room and an internal door provides access into the kitchen.

### Open Plan Living Kitchen/Diner (Extension)

Comprising of a range of wall and base mounted white high gloss units with roll-top worksurfaces incorporating a stainless steel sink drainer unit with mixer taps and tile splashback areas. Numerous incorporated appliances include a 5 ring gas hob with extractor canopy over, double electric oven, convection microwave oven, dishwasher, wine cooler and washer/dryer. Wall mounted TV point, double glazed windows to the rear elevation, decorative coving and spotlights to ceiling, tiled floor covering, breakfast bar, double glazed door to the side elevation and wall mounted radiator. The focal point of the room is a central breakfast bar with seating space.

### Garden Room (Extension)

With the continuation of the floor covering from the dining area, double glazed windows to the rear and side elevations, French doors provide access onto an outside terrace and a pitched insulated ceiling with spotlighting.

#### Inner Hallway

Located between the sitting room and kitchen with tiled floor covering and decorative coving.

#### Sitting Room (Converted Garage)

(converted garage) with double glazed window to front elevation, wood floor covering, spotlights and coving to ceiling, wall mounted radiator and TV point .

#### First Floor

##### Landing

Accessed via the living room with spotlights to ceiling, and internal doors provide access to all bedrooms.

##### Bedroom 1

With double glazed window to the front elevation, wall mounted radiator, wood floor covering, fitted wardrobes and TV point.

##### En-suite

Comprising of a four piece suite to include WC, bidet, vanity unit and corner bath with shower attachment. Part wall tiling, wood floor covering, wall mounted electrical shaver point, wall mounted chrome heated towel rail and double glazed obscured window.

##### Bedroom 2

With double window to the front elevation, wood floor covering, wall mounted radiator and decorative wall lighting.

##### Jack & Jill Bathroom

(located between bedrooms two and three). Comprising of a four piece shower suite to include WC, pedestal wash hand basin, bidet and walk-in shower enclosure. Part tiling walls, wall mounted radiator, tiled floor covering, double glaze obscured window, spotlights and extractor fan ceiling.

##### Bedroom 3

This large L shaped room has double glazed window to the rear elevation, wall mounted radiator, wood floor covering and storage alcove.

##### Bedroom 4

With double glazed window to the rear elevation, wall mounted radiator, wood floor covering, spotlighting and fitted wardrobes with mirrored frontage.

##### Main Family Bathroom

Comprising of a modern three-piece shower suite to include an encased WC with attached vanity unit housing sink with mixer taps. Large walk-in modern shower enclosure with main fed shower and attachment and complimentary shower screen. Modern wall coverings, spotlights and extractor fan ceiling, wall mounted chrome heated towel rail and wood floor covering.

##### Outside

To the front elevation is a block paved driveway that provides parking for 2 to 3 vehicles. The extensive rear garden starts with a enclosed paved patio with stocked flower beds and borders. Steps then lead to a further larger paved patio terrace that houses a detached brick built outbuilding with light and power.(This room has a variety of uses and could potentially be at home office, Home gymnasium, studio or simply storage room).

The garden then extends in the form of a well cared for lawn with more stocked flowerbeds and borders and additional patio area which is partly enclosed. Timber fenced boundaries provide boundaries to all neighbouring properties.

The garden also has outside lighting, tap and power supply.





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>76</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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