



£240,000

Marsh Lane, Belper DE56 1GS

| 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Beautiful End Terraced Home
- 3 Bedrooms & 2 Reception Rooms
- Superb Ground Floor Bathroom
- Large Garden
- Well Presented Throughout
- Close Proximity To Belper Town Centre
- Ideal First Time Buy Or Downsize
- View Absolutely Essential
- Council Tax Band A

## Property Description

Derbyshire Properties are delighted to offer for sale this beautifully presented and spacious Victorian mid-terrace home, located on a highly regarded residential street within easy reach of Belper town centre.

## Main Particulars

Derbyshire Properties are delighted to offer for sale this beautifully presented and spacious Victorian end terraced home, located on a highly regarded residential street within easy reach of Belper town centre. The current vendor has meticulously renovated the property throughout in recent years, creating a stylish and modern family home whilst retaining much of its original character and charm. The accommodation in brief comprises: a welcoming living room, separate dining room, well-appointed kitchen and a superbly finished ground floor bathroom. To the first floor, a landing provides access to three good-sized bedrooms. Externally, the property boasts a delightful rear garden, mainly laid to lawn with mature boundaries offering a good degree of privacy. We believe this property will ideally suit first-time buyers, couples, and those looking to downsize.

### Ground Floor

#### Living Room

Entered via a composite door from the front elevation into this light and airy reception room, featuring a double glazed window, wall-mounted radiator, shelving, and TV point. The focal point of the room is an inset electric fire with a decorative exposed brick surround and raised tiled hearth.

#### Inner Hallway

Located between the living room and dining room with a staircase leading to the first-floor landing.

#### Dining Room

A spacious second reception room with double glazed French doors opening onto the rear garden. Features include a modern vertical radiator, useful under-stairs storage cupboard, TV point, and an internal door with glazed insert leading to the kitchen.

#### Kitchen

Fitted with a contemporary range of wall and base units complemented by modern flat-edged work surfaces incorporating a sink and drainer unit with mixer tap. There is under-counter space and plumbing for both a washing machine and dishwasher, along with integrated double electric ovens, microwave, and fridge/freezer. A five-ring gas hob with stainless steel extractor canopy over, under-cupboard lighting, wood flooring, double glazed window to the side elevation, and door leading to the bathroom complete the room.

#### Ground Floor Bathroom

Beautifully finished with a modern three-piece white suite comprising WC, vanity wash hand basin, and a space-saver bath with mains-fed shower over and glassscreen. Fully tiled walls, double glazed obscured window, extractor fan, heated towel rail, gas combination boiler, Velux skylight, and ceiling spotlights.

### First Floor

#### First Floor Landing

Accessed via the staircase from the hallway, featuring a wall-mounted radiator, ceiling spotlights, and loft access point.

#### Bedroom One

A spacious double bedroom with a double-glazed window to the front elevation, wall-mounted radiator, useful over-stairs storage cupboard, and attractive feature wood-panelled wall.

#### Bedroom Two

With a double-glazed window overlooking the rear garden, wall-mounted radiator, and ample space for bedroom furniture.

#### Bedroom Three

Having a double-glazed window to the rear elevation and wall-mounted radiator.

#### Outside

To the rear of the property is a generous garden featuring a large patio area—ideal for outdoor entertaining—with timber fencing to the boundaries. The long garden is mainly laid to lawn with mature planting, including strawberries and established trees, all enclosed by further fencing for privacy.

#### 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.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	80
(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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