



£318,500

Dalton Road, Belper DE56 0AF

Detached House | 3 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Detached Family Home
- 3 Bedrooms & 1 Large Reception Room
- Corner Plot Position
- Driveway & Detached Garage
- Dressing Room To Master Bedroom (Was An En-Suite)
- Professionally Landscaped Garden
- Highly Regarded Area
- Close To Schools
- View Essential
- Recently Installed Combi Boiler
- Council Tax Band C

Property Description

An opportunity to acquire this beautifully presented three-bedroom modern detached property, occupying a desirable corner plot.

Main Particulars

Derbyshire Properties are delighted to introduce to the market this well-maintained three-bedroom detached family home, positioned within a quiet cul-de-sac and occupying a favourable corner plot. Originally built by Peveril Homes, the accommodation briefly comprises: entrance hallway, guest cloakroom/WC, modern fitted kitchen and a spacious open plan lounge/dining room. To the first floor, a landing provides access to three bedrooms and the family bathroom. The original ensuite to the master bedroom has been converted to create a useful walk-in wardrobe/dressing room. Externally, the property benefits from a low-maintenance garden, with a driveway and detached brick-built garage located to the rear. We believe this property will particularly appeal to families, and an early internal inspection is strongly recommended to fully appreciate the accommodation on offer.

Entrance Hall

Entered via a composite front door into a light and welcoming hallway. Featuring a wall-mounted radiator with decorative cover, wood-effect flooring, carpeted staircase to the first floor, double glazed obscured window to the side elevation, and internal doors providing access to the guest WC, kitchen and lounge/dining room.

Guest Cloakroom

Fitted with a low-level WC and wall-mounted wash hand basin, radiator, coat storage and ceiling-mounted extractor fan.

Kitchen

Fitted with a range of matching shaker-style wall and base units with modern flat-edge worktops incorporating a stainless steel 1½ bowl sink and drainer with mixer tap and tiled splashbacks. Integrated AEG appliances including electric oven, induction hob with stainless steel extractor canopy, and fridge/freezer. Space and plumbing for washing machine. Wood-effect flooring, under-cupboard lighting, wall-mounted radiator and double glazed window to the front elevation.

Lounge/Dining Room

A generous living space with continuation of the wood-effect flooring from the hallway. Featuring double glazed French doors to the rear garden, understairs storage cupboard, two wall-mounted radiators, decorative ceiling coving and TV point.

First Floor

Landing

With internal doors to all bedrooms and bathroom, wall-mounted radiator with decorative cover, loft access hatch and built-in airing cupboard housing the gas combination boiler.

Bedroom 1

A well-proportioned double bedroom with double glazed window to the rear elevation, radiator and ceiling-mounted fan.

Dressing Room (Former En-Suite)

Previously an en-suite shower room (plumbing still in situ). Now a fully functioning walk-in wardrobe/dressing space with power and lighting.

Bedroom 2

Double glazed window to the front elevation offering elevated outlook, radiator, feature wall panelling and TV point.

Bedroom 3

Double glazed window to the rear elevation, radiator and TV point.

Bathroom

A beautifully appointed family bathroom comprising: enclosed WC, vanity unit with inset sink, and space-saving bath with mains-fed shower over and glass screen. Featuring fully tiled contrasting walls, double glazed obscured window, ceiling spotlights, extractor fan and heated towel rail.

Outside

Positioned on a generous corner plot with low-maintenance frontage, including gravelled borders and side block paving. The landscaped rear garden offers a full-width paved patio ideal for outdoor entertaining, raised Astroturf lawn enclosed by timber fencing, and an additional decked area with space for seating and garden shed. Side access leads to the driveway and garage.

Driveway & Garage

Situated to the rear, a tarmac driveway provides parking for one vehicle and leads to a detached brick-built garage with double opening doors, pitched roof, power and lighting. Currently utilised as a home bar.

Disclaimer

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- 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.
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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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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