



£270,000

Blackberry Rise, Belper DE56 0QT

Town House | 3 Bedrooms | 3 Bathrooms

01773 820983

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# Step Inside

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## Key Features

- Modern Town House
- 3 Bedroom & 1 Reception Room
- 2 Bathrooms Plus Cloakroom
- Large South Facing Garden
- Kitchen/Dining Room
- Quiet Cul De Sac Location
- Ideal First Home
- Viewing Advised

## Property Description

An opportunity to acquire this spacious three-bedroom modern mid-townhouse, positioned within the highly desirable village of Bargate.

## Main Particulars

Derbyshire Properties are delighted to offer for sale this well-presented and spacious modern townhouse, located in a sought-after village setting. The accommodation briefly comprises: entrance hallway, guest cloakroom/WC, living room, and a large open-plan kitchen/dining room. To the first floor, a landing provides access to three bedrooms, with the master benefitting from an en-suite shower room, along with a separate family bathroom. Externally, the property provides off-road parking to the front and an unusually large south-facing rear garden. We believe the property will ideally suit first-time buyers and young families, and an early internal inspection is strongly recommended.

### Entrance Hallway

Entered via a composite door from the front elevation into a light and spacious hallway. Featuring tiled flooring, wall-mounted radiator and a carpeted staircase rising to the first-floor landing.

### Guest Cloakroom

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

### Living Room

With double-glazed bay window to the front elevation, wall-mounted radiator, TV point and stylish wood flooring.

### Kitchen/Diner

A spacious open-plan family environment, fitted with a range of matching wall and base units and granite worktops incorporating a stainless-steel sink with mixer tap and granite splashbacks. Appliances include integrated electric oven and four-ring gas hob with stainless steel extractor canopy above. Undercounter space/plumbing for a washing machine, space for fridge/freezer, tiled flooring, wall-mounted radiator and double-glazed French doors leading to the rear garden.

### First Floor

### Landing

Accessed from the main hallway, with internal doors to all bedrooms and the bathroom, loft access point and wall-mounted radiator.

### Bedroom 1

Double-glazed window, wall-mounted radiator, space for wardrobes and internal door to:

### En-Suite

Comprising a three-piece suite: WC, vanity wash hand basin and shower enclosure with mains-fed shower and folding screen. Part tiled walls, chrome heated towel rail and ceiling extractor fan.

#### Bedroom 2

Double-glazed window and wall-mounted radiator.

#### Bedroom 3

Double-glazed window and wall-mounted radiator.

#### Bathroom

Fitted with a three-piece suite comprising: low-level WC, pedestal wash handbasin and panelled bath with shower attachment and glass screen. Part tiled walls, chrome towel rail, double-glazed obscured window, ceiling spotlights and extractor fan.

#### Outside

To the front is a fully block-paved driveway providing parking for two vehicles. The sizeable south-facing rear garden features a full-width paved patio, lawned area with stocked flowerbeds and borders, timber garden shed, fenced boundaries, outside tap and security lighting.

#### 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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Telephone: 01773 820983

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