



£325,000

Belper Lane, BELPER DE56 2UH

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- NO UPWARD CHAIN
- Extended Traditional Semi Detached House
- Superb Garden Room Extension To Rear
- Beautiful 4 Piece Bathroom Suite
- Elevated Position With Beautiful Views
- Large Front Driveway
- Landscaped Rear Garden
- Open Plan Living / Dining Kitchen
- Ideal Family Purchase
- View Essential

## Property Description

Offered with no upward chain - New to the market is this superbly presented, extended three-bedroom traditional semi-detached home, occupying a highly sought-after position on Belper Lane.

## Main Particulars

Offered with no upward chain - Derbyshire Properties are delighted to offer for sale this beautiful period semi-detached family home, benefiting from a stunning rear extension that creates generous and versatile living space. The accommodation briefly comprises: Inviting entrance hallway, spacious living room, open-plan kitchen/dining room and an impressive garden room extension. To the first floor, the landing provides access to three well-proportioned bedrooms and a superb four-piece modern bathroom featuring a striking freestanding oval bath. Externally, the property offers a large tarmac driveway to the front providing off-road parking for two - three vehicles, enclosed by attractive stone walling. The rear garden features a paved patio area and a generous lawn, all enclosed by timber fence boundaries. We believe this property would make an ideal family home, and an internal inspection is essential to fully appreciate the accommodation on offer.

### Entrance Hallway

Entered via a composite front door, this light and welcoming hallway features wood flooring, a wall-mounted radiator, double-glazed obscured window to the side elevation and a carpeted staircase rising to the first floor with useful understairs storage.

### Living Room

A bright and spacious reception room with a large double-glazed bay window to the front elevation, wall-mounted radiator, decorative coving and TV point. The focal point of the room is a cast-iron log-burning stove with exposed timber lintel, set upon a raised stone hearth.

### Kitchen/Dining Room

Fitted with a range of wall and base units with modern flat-edged wooden work surfaces, incorporating a one-and-a-half bowl stainless steel sink with mixer tap and tiled splashbacks. Integrated appliances include a fridge/freezer, electric oven, gas hob with stainless steel extractor canopy and dishwasher. Additional features include wood flooring, under-cupboard lighting, double-glazed window to the rear elevation, decorative coving, wall-mounted shelving and a contemporary vertical radiator. An open doorway leads to:

### Garden Room (Rear Extension)

A superb addition to the property with continuation of the kitchen flooring, pitched roof with Velux window, additional rear window and double-glazed French doors opening onto the rear terrace. Finished with a modern vertical radiator, this space is ideal for entertaining or family living.

### First Floor

### Landing

Accessed from the entrance hall, featuring a double-glazed obscured window to the side elevation, decorative coving, loft access and doors leading to all bedrooms and the bathroom.

#### Bedroom 1

Located to the front elevation with two double-glazed windows offering elevated countryside views, wall-mounted radiator, decorative coving and a useful storage alcove.

#### Bedroom 2

With double-glazed window to the rear elevation, wall-mounted radiator and TV point.

#### Bedroom 3

Positioned to the front elevation with double-glazed window enjoying countryside views, wall-mounted radiator, shelving and a storage cupboard over the stairs.

#### Superb 4 Piece Bathroom

This beautifully remodelled four-piece bathroom comprises a WC, vanity unit with tiled splashback, feature oval freestanding bath with floor-mounted stainless steel taps, and a large shower enclosure with wall-mounted shower and attachment. Finished with part-tiled walls, spotlights, extractor fan, double-glazed obscured window and chrome heated towel rail.

#### Outside

To the front is a tarmac driveway providing parking for two to three vehicles, enclosed by an attractive stone wall. Steps lead to the front entrance with a side pathway giving access to the rear garden.

The rear garden features a paved patio terrace ideal for outdoor entertaining, with steps leading to a lawned garden with stocked flowerbeds and borders, all enclosed by timber fencing.

#### 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.
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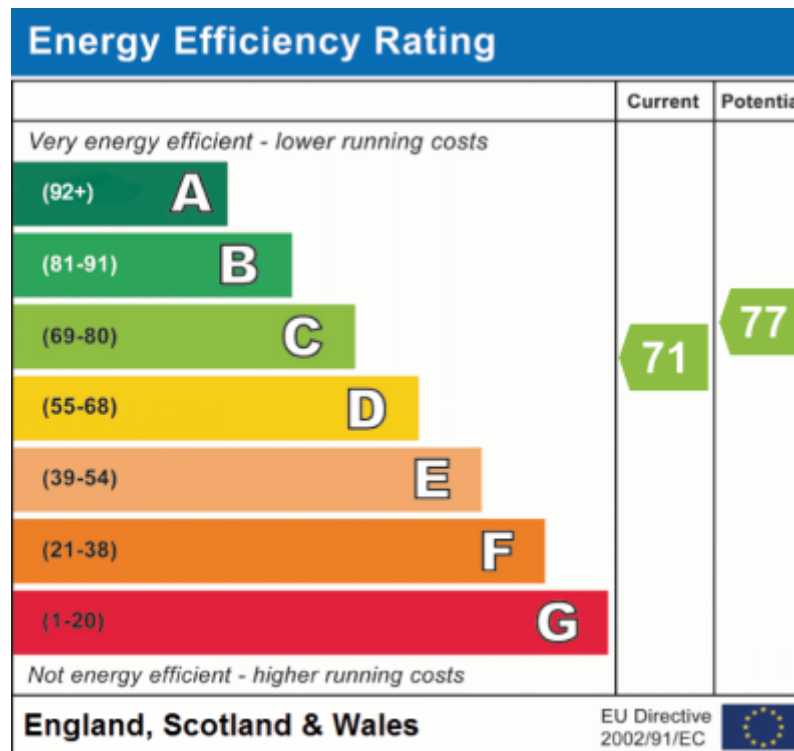






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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