



£350,000

Hillary Close, Belper DE56 0JH

Detached House | 4 Bedrooms | 3 Bathrooms

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Step Inside

Key Features

- No upward chain
- Detached Family Home
- 4 Bedrooms & 2 Reception Rooms
- En-Suite & Bathroom
- Attractive Blocked Paved Driveway
- Integral Garage
- Landscaped Gardens
- Quiet Cul De Sac Location
- Council Tax Band D

Property Description

Perfect location for those wanting a family home in the Whitemoor Lane area, with views across Belper. On a corner plot with integral garage and a low maintenance tiered garden. Four bedrooms with master ensuite and walk in wardrobe.

Main Particulars

Derbyshire Properties are delighted to offer for sale this spacious and attractively presented four-bedroom detached family home, ideally suited to growing families. The property is located within a peaceful cul-de-sac and benefits from landscaped gardens, generous living accommodation and excellent presentation throughout. The accommodation briefly comprises: entrance hallway, guest cloakroom/WC, dining room/sitting room, spacious living room and a well-appointed breakfast kitchen. To the first floor, the landing provides access to four bedrooms, a family bathroom and a modern en-suite shower room to the master bedroom. Externally, the property enjoys an attractive landscaped frontage with block-paved driveway providing off-road parking for 2-3 vehicles, leading to an integral garage. The tiered rear garden has been thoughtfully landscaped and offers elevated views across Belper, creating an ideal outdoor entertaining space. An early internal inspection is highly recommended to fully appreciate the quality and location of this superb family home.

Entrance Hallway

Entered via a composite front door into this light and welcoming reception space. Features include wood flooring, wall-mounted radiator, staircase rising to the first-floor landing and an under-stairs storage cupboard.

Guest WC

Comprising a two-piece suite with WC and pedestal wash hand basin with splashback. Wall-mounted radiator and extractor fan.

Sitting/Dining Room

Located to the front elevation with double-glazed bay window, wall-mounted radiator, decorative coving and picture rail.

Living Room

Positioned to the rear elevation with double-glazed window overlooking the garden. Wall-mounted radiator, TV point and decorative picture rail. The focal point of the room is a wall-mounted electric fire with modern surround and raised hearth.

Kitchen

Fitted with a comprehensive range of wall and base-mounted units with roll-top work surfaces incorporating a stainless steel one-and-a-half bowl sink with mixer tap. Integrated appliances include double oven, electric hob with extractor hood, dishwasher, with additional space and plumbing for a washing machine. There is also space for an American-style fridge freezer. vinyl flooring, wall-mounted radiator, double-glazed window and door providing access to the rear garden.

First Floor

Landing

Accessed from the entrance hallway with decorative coving and internal doors leading to all four bedrooms and the family bathroom.

Bedroom 1

Double-glazed window to the front elevation, wall-mounted radiator and decorative coving.

En-Suite

Modern suite comprising WC, vanity wash hand basin and large shower enclosure with mains-fed shower. Additional features include vinyl flooring, wall-mounted shaver point, extractor fan and double-glazed obscured window.

Bedroom 2

Double-glazed window to the rear elevation, wall-mounted radiator, TV point and fitted wardrobes with sliding mirrored doors.

Bedroom 3

Double-glazed window to the rear elevation, wall-mounted radiator, fitted wardrobes and decorative dado rail.

Bedroom 4

Double-glazed window to the front elevation and wall-mounted radiator.

Bathroom

Beautifully appointed three-piece suite comprising WC, pedestal wash hand basin and panelled bath with mains-fed shower and glass shower screen. Complementary wall tiling, heated towel rail, extractor fan and double-glazed obscured window.

Outside

To the front, the property features an attractive block-paved driveway providing off-road parking for 2-3 vehicles and access to the integral garage. Adjacent lawned area with mature shrubbery borders enhance kerb appeal.

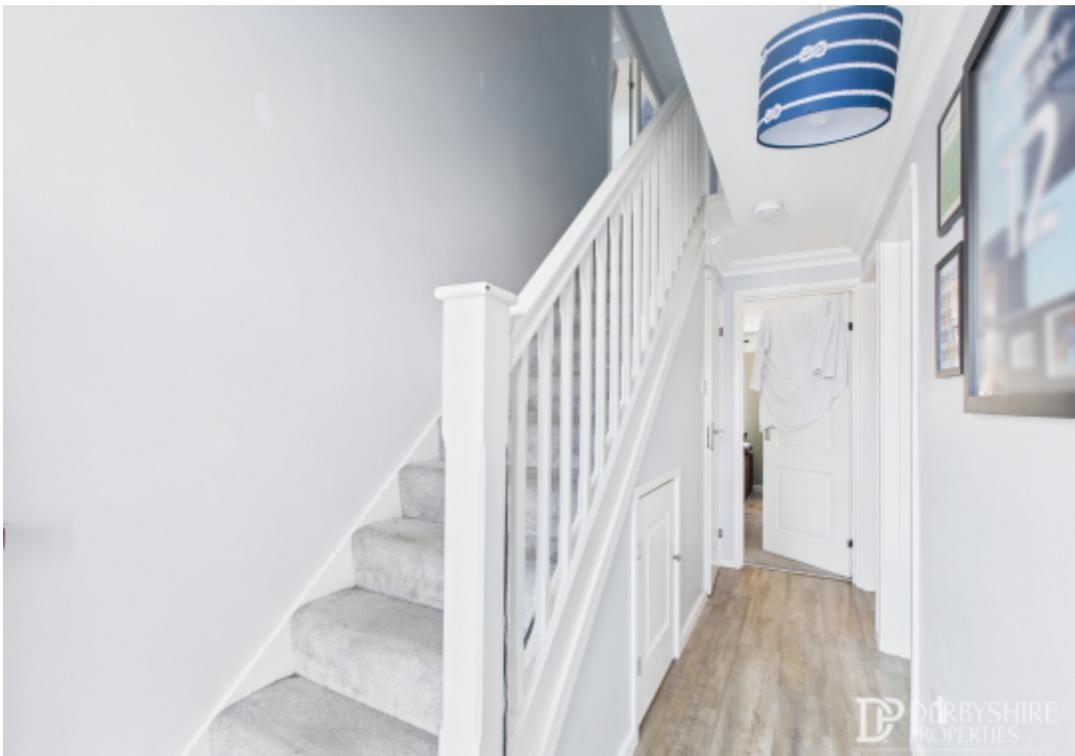
The landscaped rear garden has been designed over multiple tiers, offering private and spacious outdoor seating and entertaining areas. Steps lead to further terraces, all enjoying elevated panoramic views across Belper. Features include dry-stone walling, stocked flower beds and mature borders.

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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(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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