



£315,000

Sherbourne Drive, Belper DE56 0FD

Detached House | 3 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- No Upward Chain
- Three bedroom detached house
- En- Suite & Guest WC
- Garage & Driveway Parking
- in need of some modernisation
- Council Tax Band C

## Property Description

Located on one of Belper's most sought-after residential estates is this three-bedroom detached family home, offered for sale with no upward chain and requiring a degree of modernisation throughout.

## Main Particulars

Derbyshire Properties are delighted to present this three-bedroom detached residence situated within the highly popular Sherborne Drive area. The property represents an excellent opportunity for purchasers looking to personalise a home to their own taste and is ideally suited to first-time buyers or young families seeking a project. The accommodation briefly comprises: entrance hallway, study/snug, living room, conservatory, guest cloakroom/WC, fitted kitchen and integral garage to the ground floor. To the first floor, a landing provides access to three bedrooms, including a principal bedroom with ensuite wet room, and a family bathroom. Externally, the property benefits from a driveway providing off-road parking and access to the integral garage. To the rear is a fully enclosed, low-maintenance garden enjoying elevated countryside views.

### Entrance Hall

Entered via a UPVC front door, with wall-mounted radiator, decorative dado rail and carpeted staircase rising to the first floor.

### Guest Cloakroom

Fitted with a low-level WC and pedestal wash hand basin with tiled splashback, wall-mounted radiator and double-glazed obscured window.

### Snug/Study

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

### Living Room

Featuring a decorative dado rail, wall-mounted radiator and electric fire set within a decorative surround with marble backdrop and raised hearth. Internal UPVC doors with adjoining side panel lead into the conservatory.

### Conservatory

A useful addition to the rear of the property, benefiting from a warm roof providing excellent insulation. Featuring solid wood flooring, UPVC windows and double doors opening onto the rear garden.

### Kitchen

Fitted with a range of wall and base units with roll-top work surfaces incorporating a stainless-steel sink and drainer with mixer tap and tiled splashbacks. Integrated electric oven, gas hob with pull-out extractor canopy over, and under-counter space and plumbing for both washing machine and dishwasher. Tiled flooring, breakfast bar, and double-glazed window and door to the rear elevation with external glass canopy.

### First Floor

#### Landing

With wall-mounted radiator, double-glazed obscured window to the side elevation and ceiling-mounted loft access.

#### Bedroom 1

A double bedroom with three double-glazed windows to the front elevation overlooking the green, wall-mounted radiator, TV point and fitted wardrobes.

#### En-Suite Wet Room

Comprising low-level WC, pedestal wash hand basin and wet room-style shower with mains-fed shower and glass screen. Fully tiled walls and floor, wall-mounted heated towel rail, shaver point and double-glazed obscured window.

#### Bedroom 2

Double-glazed window to the rear elevation enjoying elevated countryside views, wall-mounted radiator and fitted double wardrobe.

#### Bedroom 3

Double-glazed window to the rear elevation, wall-mounted radiator and TV aerial point.

#### Bathroom

Comprising low-level WC, pedestal wash hand basin and panelled bath with shower attachment over. Part-tiled walls, heated towel rail, double-glazed obscured window and vinyl floor covering.

#### Outside

To the front elevation is a tarmac driveway providing parking for two vehicles, leading to the integral garage with up-and-over door, power and lighting. Adjacent lawned areas and well-stocked flowerbeds with mature planting enhance the frontage.

A side access pathway leads to the rear garden, which is fully enclosed and designed for low maintenance, featuring an Astroturf lawn, gravelled pathways, planted borders, hedgerow boundaries and timber fencing. A glass canopy creates an attractive focal point, ideal for outdoor entertaining.

#### 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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