



£450,000

Tumbling Hill, Belper DE56 2BX

Detached House | 5 Bedrooms | 2 Bathrooms

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Key Features

- *****Guide Price
£450,000 - £475,000 *****
- Executive 5 Bed Detached Property
- Spacious & Modern Accommodation Throughout
- Study & Down Stairs Shower Room
- Large Driveway & Integral Garage
- Quiet Cul De Sac Location
- Close Proximity To Belper Town Centre
- Ideal Family Purchase
- En -suite & Family Bathroom
- Council Tax Band E

Property Description

*****Guide Price £450,000 - £475,000 ***** An opportunity to acquire this substantial executive five-bedroom detached family home, occupying a quiet cul-de-sac position.

Main Particulars

Derbyshire Properties are delighted to present for sale this spacious and well-appointed five-bedroom executive detached residence, situated within a peaceful cul-de-sac and enjoying an elevated position. The property offers generous and versatile accommodation throughout, making it ideally suited to growing or extended families. An early internal inspection is highly recommended to fully appreciate the size and layout on offer.

Reception Hall

The property is entered via a hardwood front door with obscured glazed side panel into a light and welcoming reception hall, featuring a wall-mounted radiator, decorative dado rail, coving, ceiling rose, and staircase rising to the first floor with useful understairs storage.

Playroom/Study

enjoys a double-glazed window to the front elevation, wall-mounted radiator, decorative coving and internet connection, providing an ideal home office or children's play space.

Shower Room

Comprises a WC, pedestal wash hand basin and fully tiled shower enclosure with mains-fed shower. Finished with fully tiled walls, decorative coving, heated towel rail and tiled flooring.

Living Room

Features a large wood-framed bay window to the front elevation, wall-mounted radiators, decorative coving and TV point. The focal point of the room is a wall-mounted gas fire with decorative surround, backdrop and raised hearth.

Dining Room

Includes a wall-mounted radiator, decorative coving and dado rail. A single-glazed door with adjoining window provides direct access to the rear garden.

Kitchen

Fitted with a range of modern wall and base units with flat-edge work surfaces incorporating a one-and-a-half bowl stainless steel sink with mixer tap. Integrated appliances include a double electric oven and induction hob with extractor canopy over. Additional features include space and plumbing for a dishwasher, space for a fridge/freezer, wall-mounted radiator, decorative coving and tiled floor covering.

Utility Room

The adjoining utility room comprises matching wall and base units with roll-top work surfaces, stainless steel sink with mixer tap, plumbing for a washing machine and space for a tumble dryer and additional fridge/freezer. There is a door to the rear elevation, decorative coving, wall-mounted radiator and internal access to the integral garage.

Gallery Landing

A gallery landing accessed from the reception hall features a double-glazed window to the front elevation, wall-mounted radiator, decorative coving and ceiling-mounted loft access with pull-down ladder.

Bedroom 1

Enjoys a front-facing double-glazed window, wall-mounted radiator, decorative coving and wall lighting. A range of fitted wardrobes provides ample storage and an internal door leads to the:

En-Suite

Which comprises an encased WC with vanity unit and countertop with storage cupboards, a fully tiled shower enclosure with mains-fed shower, wall-mounted radiator, double-glazed obscured window, wood-effect vinyl flooring, extractor fan and decorative coving.

Bedroom 2

Features a double-glazed window to the rear elevation, wall-mounted radiator, TV point, spotlighting and fitted wardrobes.

Bedroom 3

Benefits from a double-glazed window to the front elevation, wall-mounted radiator, decorative coving, TV point and fitted wardrobes.

Bedroom 4

Has a double-glazed window to the front elevation, fitted chest of drawers and additional wardrobes providing excellent storage.

Bedroom 5

Includes a double-glazed window to the front elevation, wall-mounted radiator and decorative coving.

Bathroom

The family bathroom comprises a three-piece suite including an encased WC with vanity unit, integrated mirror with spotlights, wall-mounted shaver point, space-saving bath with shower attachment and curved shower screen. Additional features include a double-glazed obscured window, extractor fan, wall-mounted radiator, decorative coving and wood-effect vinyl flooring.

Outside

To the front elevation is a sweeping block-paved driveway providing off-road parking for numerous vehicles and leading to the integral garage, which is fitted with an up-and-over door, power and lighting. Timber fencing borders neighbouring properties, with a lawned frontage and side access pathway.

The rear garden is fully enclosed and ideal for families, offering a high degree of privacy with fencing and hedgerow boundaries. The garden features a full-width paved entertaining terrace, lawn, stocked flowerbeds, garden shed and external lighting.

Disclaimer

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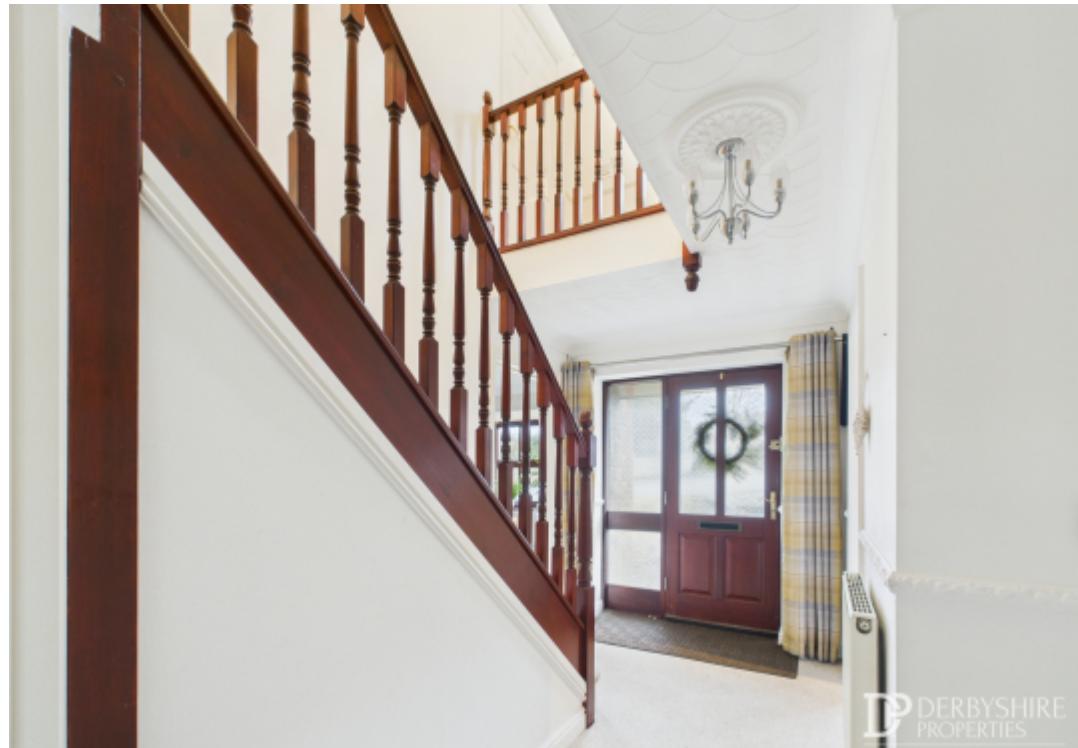
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5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

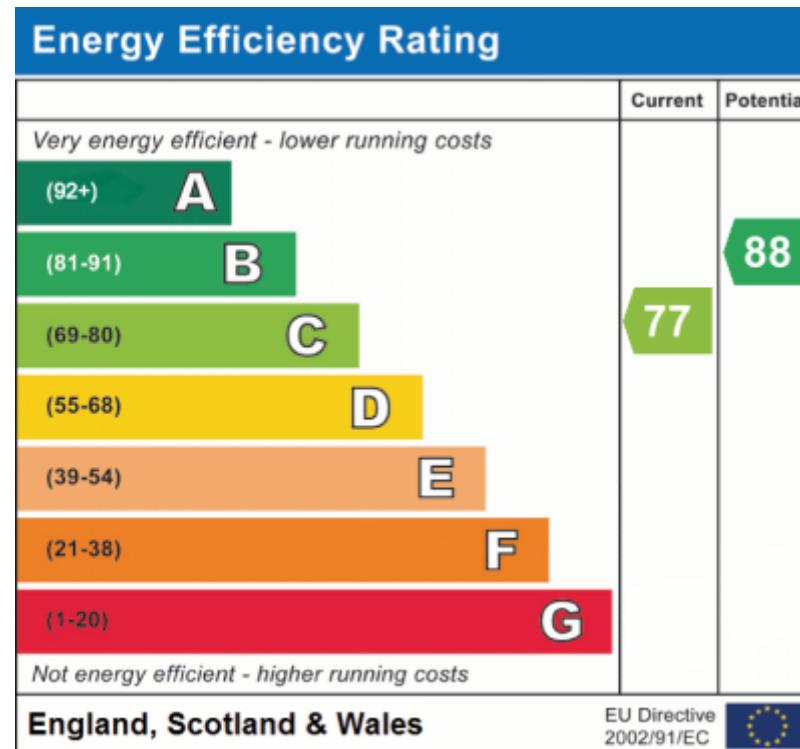
6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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

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