



£300,000

Thornhill Avenue, Belper DE56 1SH

Town House | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Beautiful Modern Town House
- 4 Bedrooms
- Stunning Bathrooms & Kitchen Diner
- Professionally Landscaped Garden With Garden Pod
- Drive & Garage
- Quiet Residential Location
- Great Local Walks
- Ideal Family Or Young Professional Purchase
- View Without Delay
- Council Tax Band D

## Property Description

An opportunity to acquire this beautifully presented modern mid-townhouse offering spacious accommodation arranged over three floors.

## Main Particulars

Derbyshire Properties are delighted to present for sale this immaculately presented and deceptively spacious four-bedroom modern townhouse, pleasantly positioned within a quiet residential setting. The property has undergone a comprehensive programme of renovation since its original construction, including a refitted kitchen, contemporary bathrooms, new internal doors, flooring and tasteful décor throughout. The accommodation briefly comprises: ground floor entrance hallway, guest cloakroom/WC, snug/home office and a superb open-plan kitchen/dining room. To the first floor, a landing provides access to the principal living room and the main bedroom with en-suite shower room. The second floor offers a further landing, three additional bedrooms and a modern family bathroom. Externally, the property enjoys a low-maintenance frontage with a useful storage cupboard, a professionally landscaped rear garden and the added benefit of a detached garden studio. To the side elevation there is a one car driveway and an attached garage. We believe the property will ideally suit professionals, families and potentially first-time buyers, and an internal inspection is strongly recommended.

### Ground Floor

#### Entrance Hallway

Entered via a composite door to the front elevation, this light and airy reception space features LVT flooring, wall-mounted radiator, carpeted staircase rising to the first floor and internal oak doors providing access to all ground-floor accommodation.

#### Guest Cloakroom

Comprising a low-level WC, slimline vanity unit with inset sink, wall-mounted chrome heated towel rail, LVT flooring and spotlighting to the ceiling.

#### Snug

With double-glazed window to the front elevation, LVT flooring, spotlighting and TV point, making this an ideal home office or additional reception room.

#### Kitchen/Diner

A beautifully presented and highly practical living space fitted with a comprehensive range of wall and base units with complimentary work surfaces, incorporating an enamel sink with mixer tap. Integrated appliances include a Bosch oven & microwave, induction hob with contemporary extractor canopy, fridge/freezer and dishwasher. Additional features include LVT flooring, wall-mounted radiator, spotlighting, floor-to-ceiling pantry storage and bi-fold doors opening onto the rear garden.

### First Floor

#### Landing

With wall-mounted radiator and internal doors leading to the living room and main bedroom.

#### Living Room



Featuring wood flooring, double-glazed windows and French doors with Juliet balcony to the front elevation, enjoying attractive views towards the Chevin. Additional benefits include a TV point and wall-mounted radiator.

#### Bedroom 1 (Principal Bedroom)

With two double-glazed windows to the rear elevation, wall-mounted radiator and a range of bespoke built-in wardrobes providing ample hanging and storage space.

#### En-Suite

Comprising an encased WC with integrated vanity unit and inset sink, large shower enclosure with mains-fed shower, part-tiled walls, chrome heated towel rail, spotlighting and extractor fan.

#### Second Floor

##### Landing

With double-glazed window to the side elevation, wall-mounted radiator and oak doors providing access to three further bedrooms and the family bathroom.

##### Bedroom 2

With two double-glazed windows to the front elevation, two wall-mounted radiators and TV point.

##### Bedroom 3

With double-glazed window to the front elevation, wall-mounted radiator and useful built-in storage cupboard.

##### Bedroom 4

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

##### Bathroom

Finished to the same high standard as the en-suite, comprising an encased WC, vanity unit with inset sink, panelled bath with mains-fed shower over and folding shower screen, chrome heated towel rail, extractor fan, spotlighting, useful built-in storage cupboard and vinyl flooring.

##### Outside

To the front elevation is a low-maintenance frontage with a covered storage outbuilding. To the side elevation is a one-car driveway providing access to the attached garage, which benefits from an electric up-and-over roller door, power and lighting, and a personnel door to the rear garden.

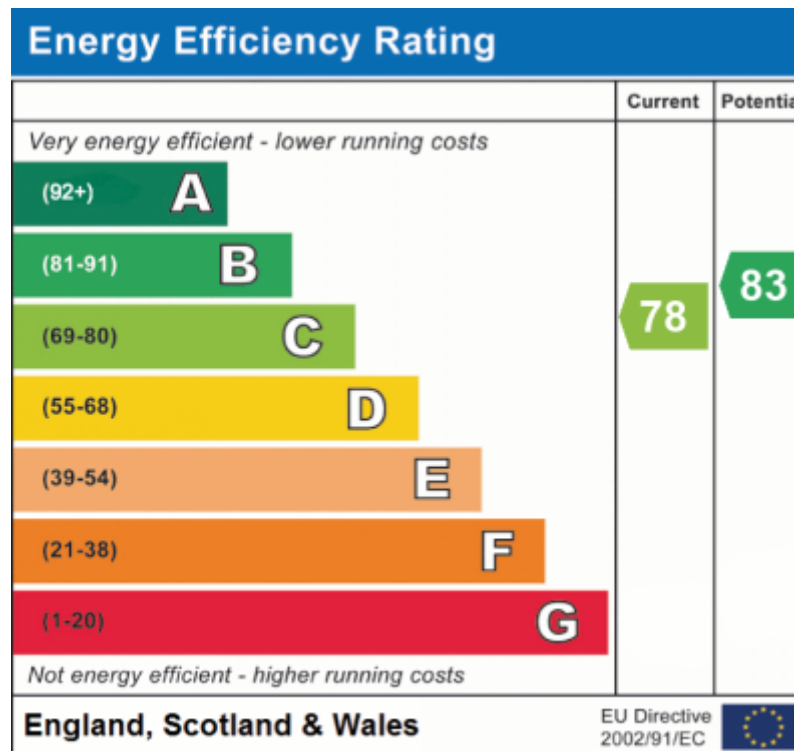
The superb, professionally landscaped rear garden has been designed for low maintenance and features an Astroturf lawn with block-paved edging, raised entertaining terrace, external lighting and timber-fenced boundaries. A particular feature of the garden is the fully insulated timber-framed studio pod, complete with power and lighting currently used as a home gym but offering a variety of potential uses including home office or studio.





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

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



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