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£350,000

Whitemoor Lane, Belper DE56 0HD

Semi-Detached House | 3 Bedrooms | 3 Bathrooms

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Step Inside

Key Features

- Three Bedroom Extended Semi Detached House
- Stunning open-plan living kitchen with shaker-style units, breakfast bar, and Velux skylight
- Driveway
- Guest Cloakroom/WC & Utility
- En -suite & Family Bathroom
- Three Double Bedrooms
- Generous Garden & Patio Area To Rear
- Immaculately presented throughout
- Modern Kitchen & Bathroom
- Convenient location close to Belper town centre

Property Description

Welcome to this deceptively spacious extended three double bedroom semi-detached residence, enjoying a convenient and sought-after location close to Belper town centre.

Main Particulars

Derbyshire Properties are delighted to offer for sale this beautifully presented and significantly extended three double bedroom semi-detached property, located within easy reach of Belper town centre.

The property has undergone a comprehensive renovation, with a substantial rear extension creating generous additional living accommodation and bedroom space. The accommodation briefly comprises: entrance porch, impressive open-plan lounge/dining room, guest cloakroom, utility room, and a superbly presented open-plan living kitchen. To the first floor, the landing provides access to three double bedrooms, a family bathroom, and an en-suite to the master bedroom. Externally, the property benefits from off-road parking to the front and a large, family-orientated rear garden, fully enclosed on all sides and offering a high degree of privacy.

We believe this property will ideally suit families, and an early internal inspection is highly recommended to avoid disappointment.

Entrance Hall

Accessed via a UPVC door from the side elevation, this useful entrance porch provides practical coat and boot storage. Featuring a wall-mounted double radiator, double-glazed obscured window, and wood-effect floor covering.

Lounge/Dining areas

Lounge Area - A bright and welcoming lounge with a double-glazed window to the front elevation, wall-mounted radiator, TV points, and ceiling spotlights. The focal point of the room is a gas fire with a decorative wooden surround, polished marble backdrop, and raised hearth, creating a warm and inviting atmosphere.

Dining Area - Featuring a double-glazed window to the front elevation, wall-mounted radiator, and parquet-style floor covering. The room also benefits from shelving set within the chimney recess and a staircase leading to the first-floor landing.

Guest Cloakroom

Located under the staircase and fitted with a low-level WC and wall-mounted wash hand basin with tiled splashback. Additional features include a wall-mounted chrome heated towel rail and tiled floor covering.

Utility Room

Featuring a continuation of the kitchen wall and base units with complementary work surfaces, incorporating a single stainless steel sink and drainer with mixer tap and tiled splashback. There is under-counter space and plumbing for a washing machine, Vinyl floor covering, and a useful floor-to-ceiling storage cupboard. The room also houses the wall-mounted gas combination boiler. A double-glazed sealed unit door provides access to the side elevation, with an internal door leading to:

Open-Plan Living Kitchen (Rear Extension)

The kitchen is fitted with a comprehensive range of wall and base-mounted shaker-style units with modern flat-edged work surfaces, incorporating a one-and-a-half

bowl sink and drainer, gas cooker with extractor canopy above, American-style fridge freezer, and an integrated dishwasher.

The kitchen features Vinyl floor covering, a double-glazed window to the rear elevation, spot lighting, and a Velux window, providing excellent levels of natural light. A breakfast bar creates a natural divide between the kitchen and dining areas.

The dining area benefits from a continuation of the flooring from the kitchen and utility room, with large French doors to the rear elevation and adjoining side-panel windows providing access to the rear garden. Additional features include ceiling spotlights and a wall-mounted radiator.

First Floor Landing

Accessed via the dining area, the landing provides internal doors leading to all three bedrooms and the main family bathroom. Features include a double-glazed window to the side elevation and a large ceiling-mounted loft access point with pull-down ladder.

Master Bedroom

Located above the rear extension, this impressive master suite features a pitched roof ceiling with Velux skylights, creating a bright and airy feel. A large double-glazed window to the rear elevation enjoys views over the garden and countryside beyond. Additional features include a wall-mounted radiator and a range of fitted bedroom furniture comprising wardrobes, dressing table, and bedside tables.

En-Suite

Comprising a modern three-piece shower suite including low-level WC, vanity wash hand basin, and a large shower enclosure with mains-fed shower and attachment. Finished with tile-effect vinyl floor covering, ceiling spotlights, and extractor fan. Additional features include a double-glazed obscured window and a wall-mounted chrome heated towel rail.

Bedroom Two

Featuring a double-glazed window to the front elevation, wall-mounted radiator, and space for a wardrobe. The room also benefits from a fitted desk with shelving above, providing a practical and versatile space.

Bedroom Three

Featuring a double-glazed window to the front elevation, wall-mounted radiator, and a convenient storage recess, providing practical storage while maintaining a bright and airy feel.

Family Bathroom

A spacious, modern bathroom suite comprising a low-level WC, large vanity unit, and corner bath with shower attachment. The room features fully tiled walls, vinyl floor covering, ceiling spotlights, extractor fan, double-glazed obscured window, and a large wall-mounted heated towel rail.

Outside

To the front, the property benefits from a block-paved driveway providing parking for one vehicle, complemented by a low-maintenance gravel frontage and boundary wall to the street.

The large, family-orientated rear garden features a paved entertaining terrace with an outdoor bar, (excluded from the sale) a generous lawn, and timber fence boundaries. Well-stocked flower beds and borders add character, while corner fencing and screening ensure a high degree of privacy. At the rear of the garden is space for two outside storage sheds, one of which is fitted with light and power.

Disclaimer

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- 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		81
(55-68)	D	63	
(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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