



£300,000

Old Road, Belper DE56 2BN

Semi-Detached House | 4 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- ***GUIDE PRICE
£300,000-£325,000***
- Extended Semi Detached Family Home
- Accommodation Over 3 Floors
- Superb Loft Conversion
- Large Plot With Front & Rear Gardens
- Parking For 4 Cars
- Elevated Rear Garden With Views
- Highly Regarded Village Location
- Ideal Family Purchase
- Council Tax Band C
- 3 Large Double Bedrooms Plus 1 Single/Dressing Room

Property Description

*****Guide Price £300,000 - £325,000 ***** An opportunity to acquire this superbly presented, traditional semi-detached home which offers a beautifully styled interior and an impressive loft conversion.

Main Particulars

GUIDE PRICE £300,000-£325,000 Derbyshire Properties are delighted to present this superbly appointed traditional three-bedroom semi-detached home, ideally located in the highly regarded village of Heage, conveniently situated close to the towns of Belper and Ripley. This beautifully presented family property offers spacious and versatile accommodation arranged over three floors, with a stunning loft conversion providing an impressive master suite.

Ground Floor

An inviting entrance hall welcomes you into the home, featuring a composite entrance door, tiled flooring, under-stairs storage cupboard, double-glazed obscured window to the side elevation, and a wall-mounted radiator with decorative cover. A stylish internal oak door leads to the main living areas.

The open-plan kitchen/dining room offers an excellent social and family space.

Kitchen Area: Fitted with a range of matching wall and base units with roll-top work surfaces incorporating twin circular sinks with mixer tap. There is under-counter space and plumbing for a washing machine, an integrated double electric oven, five-ring gas hob with stainless steel extractor canopy, and space for a fridge/freezer. Double-glazed windows to the rear and side elevations provide ample natural light, and the tiled flooring continues throughout.

Dining Area: With decorative coving, a continuation of the tiled flooring, a wall-mounted radiator, and double-glazed doors with adjoining window opening to the rear garden. An archway leads through to the:

The living room is a bright and spacious reception space featuring a large double-glazed window overlooking the front garden, decorative coving, wall lighting, TV point, feature alcove, and wall-mounted radiator.

First Floor

First Floor Landing

Accessed via the entrance hallway, featuring a double glazed obscured window to the side elevation and internal oak doors leading to two double bedrooms, a walk-in wardrobe/dressing room, and the bathroom.

Bedroom Two (Former Master Bedroom)

With a double glazed window to the front elevation, wall mounted radiator, decorative coving to the ceiling, TV point, and space for wardrobes. An archway provides access to a dressing room (previously bedroom three).

Dressing Room

Featuring a double glazed window to the front elevation, wall mounted radiator, and fitted shelving – ideal for use as a dressing area or additional storage space.

Bedroom Three

Having a double glazed window to the rear elevation, wall mounted radiator, attractive wall panelling, and decorative coving to the ceiling.

Bathroom

This beautifully presented modern bathroom is fitted with a three-piece white suite comprising a WC, pedestal wash hand basin, and panelled bath with a mains-fed shower and glass shower screen over. The room also features part tiled walls, tiled flooring, a double glazed obscured window, ceiling spotlights, and a wall mounted chrome heated towel rail.

Second Floor

Second Floor Landing – Accessed from the first-floor landing, featuring a double glazed obscured window to the side elevation and an internal oak door providing access to the master suite.

Bedroom One (Master Suite) – A spacious room with large double glazed windows to both the front and rear elevations, wall mounted radiator, and useful storage space within the roof eaves. An internal oak door leads to the ensuite.

Ensuite – Fitted with a WC and a large vanity unit with inset wash basin. There is a large Velux window to the rear elevation, tiled flooring, and a wall mounted extractor fan.

Outside

To the front, there is a parking area providing space for approximately 3 to 4 vehicles. Gated access leads to the front garden, which is mainly laid to lawn with a paved pathway, stocked flowerbeds, and borders, all enclosed by timber fencing. The rear garden features a small paved patio area, a raised rocky garden, and a useful detached brick-built outbuilding. Steps lead to a raised garden area, predominantly comprising a large timber deck with terraces and lawn, offering superb views across the village, all enclosed by timber fencing.

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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- 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.
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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		84
(69-80) C		
(55-68) D	66	
(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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