



£199,950

Ash Acre, Belper DE56 0DJ

Semi-Detached House | 2 Bedrooms | 1 Bathroom

01773 820983

DERBYSHIRE  
PROPERTIES  
SALES | LETTINGS | HOLIDAY LETS

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)



# Step Inside

---

## Key Features

- Modern Semi Detached House
- 2 Bedrooms
- Modern Kitchen & Bathroom
- Driveway/Carport & Garage
- Quiet Residential Location
- Cul De Sac location
- Ideal First Home
- Viewing Essential

## Property Description

A beautiful, bright and modern 'ready to move into' two bedroom home, in the popular area of the John O'Gaunts estate.

## Main Particulars

Derbyshire Properties are delighted to offer for sale this well-maintained and thoughtfully presented property, ideally suited to first-time buyers or those looking to downsize. The accommodation briefly comprises: entrance hall, living room and fitted kitchen. To the first floor, a landing provides access to two bedrooms and a modern bathroom. Externally, the property benefits from off-street parking, carport, detached garage, and well-kept front and rear gardens.

### Entrance Hall

Accessed via a composite door to the front elevation, featuring a useful storage alcove, decorative dado rail and internal door leading to the living room.

### Living Room

A bright and welcoming reception room with double glazed window to the front elevation, wall mounted radiator, decorative dado rail and coving, wall lighting and TV point. A modern electric fire provides an attractive focal point to the room. A staircase rises to the first floor landing.

### Kitchen

Appointed with a range of matching wall and base units with roll-top work surfaces incorporating a single drainer sink unit with mixer tap. Integrated electric oven with ceramic hob and stainless steel extractor canopy over. Under-counter space and plumbing for washing machine, additional space for tumble dryer and fridge/freezer. Wood-effect flooring, ceiling spotlights, under-cupboard lighting, double glazed window and door to the rear elevation.

### First Floor

#### Landing

Accessed from the living room, with linen storage cupboard and loft access point. Internal doors lead to both bedrooms and the bathroom.

#### Bedroom 1

With double glazed window to the front elevation, wall mounted radiator and decorative coving to ceiling.

#### Bedroom 2

With double glazed window to the rear elevation, decorative ceiling, attractive wall panelling and useful built-in storage cupboard/wardrobe.

#### Bathroom

Fitted with a modern three-piece white suite comprising low-level WC, vanity wash hand basin and bath with wall-mounted electric shower over and complementary glass shower screen. Fully tiled walls, extractor fan, heated towel rail and vinyl flooring.

#### Outside

To the front elevation is a low-maintenance gravelled garden with pathway leading to the entrance door.

The side elevation provides a concrete driveway, carport and detached brick-built garage offering ample off-road parking.

The enclosed rear garden features a block-paved patio area, lawn with inset pathway, raised gravelled borders and timber fence boundaries.

#### 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.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

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.





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Telephone: 01773 820983

 **DERBYSHIRE  
PROPERTIES**  
= RAINBOW IN REALTY =

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)