



£480,000

Ladywood Avenue, Belper DE56 1HT

Detached House | 4 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Four Bedroom Detached House
- Extended Family Home
- Walking Distance to Belper Train Station
- Walking Distance into Belper Town Centre
- No Upward Chain
- Driveway Parking For Multiple Vehicles
- Private Rear Garden
- Open Plan Family Room
- Vacant Possession

Property Description

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Main Particulars

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Internally, the property offers versatile and spacious accommodation throughout and briefly comprises; Entrance Hall, Dining Room/Study, dual aspect Lounge and stunning rear Kitchen/Living/Dining space to the ground floor with four Bedrooms, family Bathroom and further En Suite to the first floor.

Externally, the home benefits from block paved driveway parking to the front elevation with recessed storm canopy providing sheltered access to the front door. The rear enclosed garden is a superb entertaining space with patio providing the ideal area to host or relax. There is space for shed/wood store whilst timber fencing secures the area making it ideal for those with pets and young children.

Entrance Hall

5.21m x 1.76m (17' 1" x 5' 9") Accessed via composite door to side with double glazed window to front elevation, tiled flooring, wall mounted radiator and doorways to;

Dining Room/Study

4.81m x 3.16m (15' 9" x 10' 4") With double glazed window to front elevation, tiled flooring throughout and wall mounted radiator. Decorative panelling features to the walls.

Living Room

7.10m x 3.27m (23' 4" x 10' 9") Enjoying a dual aspect of double glazed windows the front and rear elevation this space is full of natural light. Two wall mounted radiators and carpeted flooring complete the space.

Dining/Living/Kitchen

6.27m x 5.22m (20' 7" x 17' 2") A stunning family room which benefits from a wealth of natural light. The kitchen itself features a gloss range of base cupboards and eye level units with wood worktops over and a range of fitted appliances including; Oven, microwave/oven, gas hob with accompanying extractor hood, integrated dishwasher and integrated freezer, freestanding fridge. The oak kitchen island benefits from inset sink and drainer unit. Fitted pantry cupboard provides valuable storage capacity whilst wall mounted radiator and tiled flooring also feature. Double glazed window to side elevation, four double glazed Velux units to the ceiling and double glazed French doors opening to the rear garden complete the area.

Landing

Accessing all four Bedrooms and the family Bathroom, this carpeted space also benefits from fitted airing cupboard for storage and loft hatch access.

Bedroom One

5.30m x 3.1m (17' 5" x 10' 2") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

En Suite

2.5m x 1.39m (8' 2" x 4' 7") A stylish three piece suite including; Walk-in shower, vanity handwash basin and low level WC. Obscured double glazed window features to rear elevation whilst heated towel rail and ceiling fitted extractor unit completes the space.

Bedroom Two

3.92m x 3.24m (12' 10" x 10' 8") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bedroom Three

3.21m x 3.18m (10' 6" x 10' 5") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bedroom Four

2.6m x 2.2m (8' 6" x 7' 3") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bathroom

2.55m x 1.68m (8' 4" x 5' 6") A stylish three piece suite including; Bath with shower screen and attachment, pedestal handwash basin and low level WC. Obscured double glazed window features to rear elevation whilst heated towel rail and ceiling fitted extractor unit completes the space.

Outside

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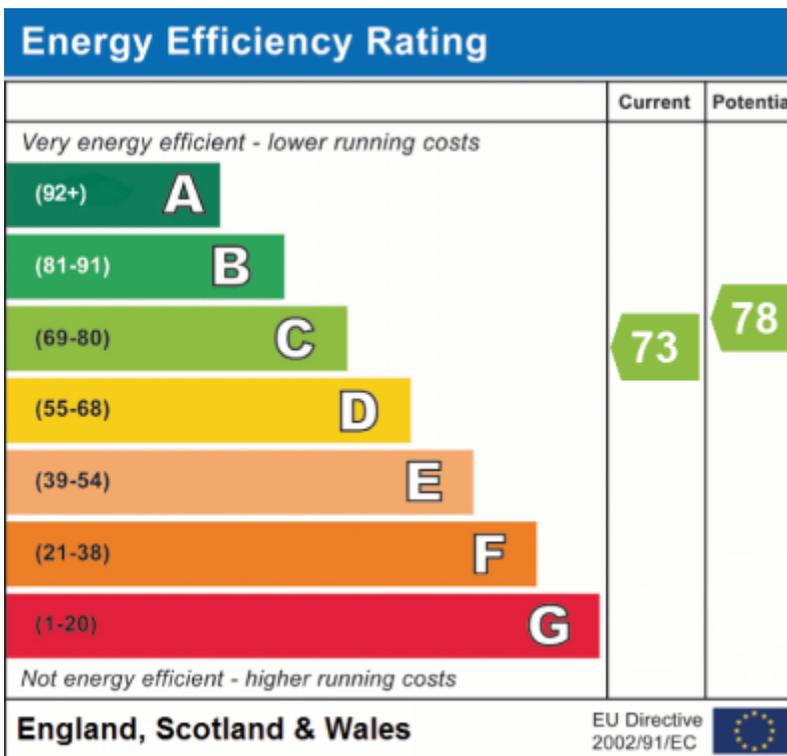
Council Tax

We understand that the property currently falls within council tax band C, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

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.
7. PLEASE NOTE images 10, 12, 15 & 18 feature computer generated furniture for illustration purposes.





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