



£230,000

Millbank Avenue, Belper DE56 1QD

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Three bedroomed semi detached home
- Quiet Cul De Sac Location
- Re-Fitted Kitchen
- Modern Bathroom
- Enclosed Rear Garden
- Driveway & Garage
- Ideal First Home
- View Advised
- Council Tax Band B

Property Description

An excellent opportunity to acquire this modern stone-built three-bedroom semi-detached home, ideally positioned within a quiet cul-de-sac and conveniently located close to local schools and amenities. The property would perfectly suit families and first-time buyers alike.

Main Particulars

Derbyshire Properties are delighted to present this well-maintained and thoughtfully laid out home, offering comfortable accommodation throughout.

The property briefly comprises an entrance hallway, spacious lounge/dining room and fitted kitchen. To the first floor, the landing provides access to three bedrooms and a modern family bathroom.

Externally, the home benefits from a low-maintenance block-paved frontage, a tarmac driveway leading to a detached concrete sectional garage, and a private enclosed rear garden mainly laid to lawn. Internal viewing is highly recommended.

Entrance Hall

Accessed via a composite door to the front elevation, with wall-mounted radiator and carpeted staircase rising to the first floor landing.

Lounge / Dining Room

A bright and welcoming reception space with double-glazed window to the front elevation, wall-mounted radiator, wood flooring and TV point. The focal point of the room is a wall-mounted electric fire with decorative surround, marble-effect backdrop and raised hearth.

Kitchen

Fitted with a range of contrasting wall and base units with modern work surfaces incorporating a stainless steel sink with mixer tap. There is under-counter space and plumbing for a washing machine and tumble dryer, an integrated electric oven with contemporary extractor hood over, part wall tiling, pantry-style storage unit and wall-mounted gas combination boiler. Further benefits include a double-glazed window and French doors to the rear elevation, space for an American-style fridge freezer and radiator.

First Floor Landing

With double-glazed obscured window to the side elevation, loft access point and useful linen storage cupboard.

Bedroom one

Double-glazed window to the rear elevation, wall-mounted radiator, TV point and space for wardrobes.

Bedroom Two

Double-glazed window to the front elevation, wall-mounted radiator and fitted wardrobes.

Bedroom Three

Double-glazed window to the rear elevation and wall-mounted radiator.

Bathroom

A modern three-piece suite comprising WC, vanity wash hand basin and panelled bath with mains-fed shower and attachment over, complemented by a glass shower screen. Tiled walls, double-glazed obscured window and wall-mounted chrome heated towel rail.

Outside

To the front elevation is a low-maintenance block-paved parking area. A tarmac driveway to the side leads to a detached concrete sectional garage with up-and-over door. The enclosed rear garden features a patio seating area, lawn and stocked flower beds and borders, all bounded by timber fencing.

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		84
(69-80) C	73	
(55-68) D		
(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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