



£240,000

Chestnut Avenue, Belper DE56 1LY

| 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Semi Detached Home
- 3 Bedroom & 1 Reception Room
- Large Lounge/Dining Room
- Unusually Large Plot
- Parking For Multiple Vehicles
- Ideal Family Purchase
- Quiet Residential Location
- Gardens Front And Rear
- View Without Delay
- Council Tax Band A

Property Description

An opportunity to acquire this three bedroom semi-detached property positioned on an unusually large plot with driveway parking and family-orientated gardens.

Main Particulars

Derbyshire Properties are pleased to present for sale this spacious three bedroom semi-detached home located within a quiet residential area close to local schools and amenities. The property briefly comprises: entrance hallway, lounge/dining room, kitchen and pantry. To the first floor a landing provides access to three bedrooms and a modern family bathroom. Externally, the property occupies an unusually generous plot with a low-maintenance frontage, ample driveway parking to the side elevation and a large family-orientated garden to the rear. We believe the property will appeal to both first-time buyers and families alike and an early internal inspection is strongly recommended.

Entrance Hall

Entered via a composite door with adjoining obscured double glazed window from the front elevation, providing a light and welcoming reception space with staircase rising to the first floor landing.

Lounge/Dining Room

The lounge area has a double glazed window to the front elevation, TV point, meter storage cupboard and wall mounted radiator. The focal point of the room is a gas fire with decorative wooden surround and raised marble hearth.

The dining area benefits from double glazed French doors opening onto the rear garden, a wall mounted radiator and internal door leading into the kitchen.

Kitchen

Comprising a range of matching base units with roll-top work surfaces incorporating a single stainless steel sink and drainer unit with mixer tap and tiled splashbacks. There is under-counter space and plumbing for a washing machine, space for a gas cooker, wall mounted radiator and double glazed window and door to the side elevation. An internal door leads to:

Pantry

Having two double glazed windows to the rear elevation and useful storage space.

First Floor

Bedroom 1

Double glazed window to the front elevation, wall mounted radiator and space for bedroom furniture.

Bedroom 2

Double glazed window to the rear elevation, wall mounted radiator and space for bedroom furniture.

Bedroom 3

Double glazed window to the front elevation, wall mounted radiator and TV point.

Bathroom

Comprising a three-piece white suite including low level WC, pedestal wash hand basin and panelled bath with shower attachment and complementary shower screen. Part tiled walls, chrome heated towel rail and double glazed obscured window.

Outside

To the front elevation is a well maintained lawned garden with picket fencing to the neighbouring property. To the side elevation is a large tarmac driveway with block paved edging providing parking for approximately three to four vehicles.

The rear garden is mainly laid to lawn with inset pathway, timber fence boundaries, outside tap and security lighting and useful outbuilding located within the main building.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(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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