



£250,000

Ash Acre, Belper DE56 0DJ

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Well-presented and recently refurbished three-bedroom semi-detached home
- Stylish, move-in-ready accommodation throughout
- Modern fitted kitchen with integrated appliance
- Three well-proportioned bedrooms
- Off-road parking for two vehicles
- Attached brick-built garage
- Early viewing highly recommended

Property Description

New to the market is this beautifully presented three-bedroom modern semi-detached home, ideally situated within a quiet cul-de-sac, offering stylish and comfortable living perfect for families or first-time buyers.

Main Particulars

Derbyshire Properties are delighted to offer for sale this well-presented and recently refurbished three-bedroom semi-detached home, ideally located close to local amenities and a nearby secondary school. The property has been upgraded throughout to provide stylish, ready-to-move-into accommodation. The ground floor briefly comprises an inviting entrance hallway, a spacious lounge/dining room, and a modern fitted kitchen complete with integrated appliances. To the first floor, the landing leads to three well-proportioned bedrooms and a contemporary family bathroom. Externally, the home benefits from off-road parking for two vehicles, an attached brick-built garage, and a low-maintenance enclosed rear garden—perfect for relaxing or entertaining. We believe this property will particularly appeal to first-time buyers and young families, and early internal viewing is highly recommended.

Entrance Hallway

Entered via a composite door to the side elevation, the hallway features a double-glazed window to the front, a useful storage alcove for coats and shoes, and an internal door leading through to:

Lounge/Dining Room

A bright and spacious reception room featuring a double-glazed window to the front elevation, wood flooring, decorative coving, and a wall-mounted electric panel heater. A carpeted staircase rises to the first floor, with useful under-stairs storage.

Kitchen

Fitted with a range of modern wall and base units with work surfaces over, incorporating a sink and drainer with mixer tap and tiled splashbacks. Integrated appliances include an electric oven, induction hob with extractor over, and dishwasher, along with space and plumbing for a washing machine and space for a fridge/freezer.

Additional features include under-cabinet lighting, a breakfast bar, wood flooring, and a double-glazed window and door opening onto the rear garden.

Landing

With loft access, spotlights, and a useful linen storage cupboard.

Bedroom One

A well-proportioned double bedroom with a double-glazed window to the rear elevation and ample space for bedroom furniture.

Bedroom Two

Currently utilised as a dressing room, with a double-glazed window to the front elevation.

Bedroom Three

Currently used as a study, featuring a double-glazed window to the front elevation.

Bathroom

Fitted with a modern three-piece suite comprising a concealed WC, vanity unit with inset wash basin, and a panelled bath with mains-fed shower over and glass screen. Complemented by part-tiled walls, vinyl flooring, spotlights, an obscure double-glazed window, and feature shelving.

Outside

To the front of the property is a small lawned area with gravel borders, alongside a tarmac driveway providing off-road parking for two vehicles and access to the attached garage, which benefits from power and lighting.

The enclosed rear garden has been designed for low maintenance and features a patio seating area, raised lawn, planted borders, timber fencing, and bamboo screening for added privacy. Additional benefits include an external security light and rear access to the garage.

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.
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- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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		85
(69-80) C		
(55-68) D	57	
(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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