



£280,000

Bakers Hill, BELPER DE56 2BL

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Extended Semi Detached Family Home
- 3 Bedrooms
- 1 Large Bedroom
- Kitchen/Utility & Guest WC
- Beautiful Garden Room (Extension)
- Landscaped Low Maintenance Garden
- Quiet Residential Location
- Ideal Family Purchase
- Council Tax Band B

## Property Description

New to the market is this spacious and extended three-bedroom semi-detached family home, located within a quiet residential area.

## Main Particulars

Derbyshire Properties are delighted to offer for sale this well-presented and generously proportioned three-bedroom semi-detached home, occupying a peaceful residential position. The property benefits from a thoughtfully extended layout, providing versatile and family-friendly accommodation throughout. The accommodation briefly comprises: a welcoming entrance hallway, modern fitted kitchen, utility room, guest cloakroom, spacious living room, and an impressive garden room extension. To the first floor, the landing provides access to three well-proportioned bedrooms and a contemporary family bathroom. Externally, the property occupies a low-maintenance plot with off-road parking for two to three vehicles to the front, along with an enclosed and landscaped rear garden. This home would make an ideal purchase for first-time buyers or growing families, and an early internal inspection is highly recommended.

### Entrance Hall

Entered via a UPVC door with adjoining side panel window, this light and welcoming space features decorative coving, dado rail, wall-mounted radiator, laminate flooring, staircase rising to the first floor, and internal doors leading to both the kitchen and living room.

### Kitchen

Fitted with a range of matching wall and base units with modern work surfaces incorporating a one-and-a-half bowl sink with mixer tap and splashback. Integrated appliances include an electric oven, induction hob, dishwasher, and microwave. Additional features include under-cupboard lighting, laminate flooring, breakfast bar, and double-glazed window to the front elevation.

### Utility Room (Side Extension)

With continuation of the laminate flooring, wall-mounted gas combination boiler, space for a fridge/freezer, and plumbing for a washing machine and tumble dryer. Additional features include a useful storage cupboard, ceiling spotlights, and a UPVC door providing access to the rear garden.

### Guest Cloakroom

Comprising a low-level WC and corner-mounted wash hand basin, with a double-glazed obscured window to the front elevation.

### Living Room

A spacious and comfortable reception room featuring a double-glazed window to the side elevation, wall-mounted radiator, TV point, and decorative wall panelling. The focal point is a cast-iron style electric fire with decorative surround and raised tiled hearth.

### Garden Room (Rear Extension)

A superb addition to the home, constructed with a brick base and UPVC framework beneath a pitched, insulated roof with Velux windows. Features include laminate flooring with underfloor heating, a striking cathedral-style window to the rear, and double-glazed French doors opening to the garden.

### First Floor

#### Landing

With loft access, decorative coving, dado rail, and doors leading to all bedrooms and the family bathroom.

#### Bedroom 1

A generous double room with double-glazed window to the rear elevation, wall-mounted radiator, decorative picture rail, and a range of fitted wardrobes providing ample storage.

#### Bedroom 2

With double-glazed window to the front elevation, wall-mounted radiator, and space for freestanding furniture.

#### Bedroom 3

Featuring a double-glazed window to the rear elevation, wall-mounted radiator, fold-down desk, and fitted furniture providing useful storage.

#### Bathroom

A modern three-piece suite comprising a panelled bath with mains-fed shower and glass screen, concealed WC, and vanity unit with inset wash basin. Finished with fully tiled walls, chrome heated towel rail, wood-effect flooring, and a double-glazed obscured window.

#### Outside

To the front, the property benefits from off-road parking for two to three vehicles. The rear garden has been landscaped for low maintenance and includes a porcelain patio, raised flower beds, timber fence boundaries, and a detached outbuilding with power, lighting, and double-glazed windows.

#### 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.





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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(55-68) <b>D</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	

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