



£345,000

Ladygrove, Belper DE56 2JS

Semi-Detached House | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- No Upward Chain
- Superb Extended Semi Detached Home
- Beautiful Open Plan Living Kitchen To Rear (Extension)
- 4 Bedrooms & 2 Reception Rooms
- Large Driveway
- COUNCIL TAX BAND B
- Low Maintenance Garden Offering Privacy
- Ideal Family Purchase
- Stunning Countryside Views
- En-Suite To Bedroom 4
- Viewing Absolutely Essential

## Property Description

New to the market is this beautifully presented and extended traditional semi-detached home, offering stylish open-plan living and finished to a high standard throughout.

## Main Particulars

Derbyshire Properties are delighted to present this superbly appointed and thoughtfully extended semi-detached residence, combining character features with contemporary design to create an ideal family home, offered for sale with no upward chain.

The accommodation is arranged over two floors. To the ground floor, an inviting entrance hallway leads to a bay-fronted living room, a versatile fourth bedroom with en-suite shower room, and a spacious dining area which flows seamlessly into a stunning open-plan living/kitchen space. This impressive rear extension provides a light-filled, sociable hub of the home, complete with bi-fold doors opening onto the rear garden, and is complemented by a separate utility room. To the first floor, the landing gives access to three well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from a generous gravelled driveway to the front, providing off-road parking for multiple vehicles, alongside far-reaching countryside views. The rear garden has been thoughtfully landscaped for low maintenance, featuring a full-width paved entertaining terrace, Hot tub and raised seating areas, and an upper tier with artificial lawn and decking—perfect for outdoor dining and entertaining. A rear access gate leads directly onto a canal path, offering pleasant walks.

An early internal inspection is highly recommended to fully appreciate the quality, space, and lifestyle this exceptional home has to offer.

### Entrance Hallway

Entered via an original door with inset stained glass and matching side panels, featuring a solid wood floor, bespoke oak staircase with glass balustrade, and handcrafted under-stairs storage. Internal doors lead to the principal ground floor rooms.

### Living Room

A bright and welcoming reception room with a large bay window to the front elevation with stained glass detailing, decorative coving, and TV point.

### Bedroom 4

A versatile room currently used as a bedroom/study, with fitted desk and shelving, and access to:

### En-Suite Shower Room

Fitted with a modern three-piece suite comprising WC, vanity unit, and large shower enclosure with mains-fed shower, complemented by contemporary finishes.

### Dining area

An open and flexible space with feature alcove shelving, leading through to the main living/kitchen area.

### Superb Open Plan Living Kitchen (Extension)

A stunning extended space forming the heart of the home, incorporating living, dining, and kitchen areas. The living area enjoys a pitched roof with Velux skylights and bi-

fold doors opening onto the garden.

The bespoke kitchen is fitted with a range of contrasting units and granite work surfaces, incorporating a one-and-a-half bowl sink, induction hob with pop-up extractor, double self-cleaning ovens, integrated fridge/freezer, and dishwasher.

#### Utility Room

Fitted with additional storage, sink unit, and space for appliances, along with a wall-mounted gas combination boiler..

#### First Floor

##### Landing

1.83m x 0.99m (6' 0" x 3' 3") Accessed via the main entrance entrance hall with beautifully crafted oak staircase with glass inserts, double glazed window to the side elevation. Ceiling mounted loft access point and original doors leading to all bedrooms and bathroom.

##### Bedroom 1

4.47m x 2.85m (14' 8" x 9' 4") With large double glazed bay window to front elevation offering superb for far reaching countryside views. Wall mounted radiator, and range of fitted wardrobes with sliding mirrored fronted wardrobes provide ample storage and hanging space.

##### Bedroom 2

2.75m x 2.84m (9' 0" x 9' 4") Located to the rear of the property and double glazed window overlooking the rear garden and canal path behind, wall mounted radiator and fitted wardrobes with sliding front doors.

##### Bedroom 3

2.04m x 1.79m (6' 8" x 5' 10") Double glazed window to front elevation with wood floor covering and wall mounted radiator.

##### Bathroom

1.82m x 1.79m (6' 0" x 5' 10") Comprising of a three-piece white suite to include Wc, pedestal wash hand basin and wood panelled bath with shower and attachment over with complementary glass shower screen. Fully tiled walls, wall mounted chrome heated towel rail, double glazed obscured window and vinyl floor covering.

##### Outside

To the front elevation is a gravelled driveway providing parking for approximately 4-5 vehicles with timber fence boundaries to neighbouring properties and countryside views.

The rear garden has been landscaped for low maintenance and offers a full width paved entertaining terrace with gravelled seating area and steps leading to a second tier. The upper garden comprises of an area of low maintenance Astroturf with timber fenced boundaries, garden shed and raised decking terrace with Hot tub ideal for entertaining. Further steps lead to rear access leading to the canal path, that provides a very pleasant local walk.

##### Disclaimer

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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+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	71	
(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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