



£360,000

Belper Lane, Belper DE56 2UQ

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

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Key Features

- ***Viewing Event – 21st March between 1pm and 3pm (Please call to arrange your viewing***
- Extended Semi Detached Family Home
- 3 Double Bedrooms
- Entrance Porch, Hall & Guest Cloakroom/WC
- Elevated Position With Views
- Superb Open Plan Living Kitchen
- Ideal Family Home
- Family Bathroom Suite
- VIEWING EVENT
- Council Tax Band C

Property Description

Viewing Event – 21st March between 1pm and 3pm (Please call to arrange your viewing New to the market is this beautifully presented and extended period bay-fronted semi-detached property located in the highly regarded Belper Lane area of Belper.

Main Particulars

Derbyshire Properties are delighted to offer for sale this beautifully presented and extended period bay-fronted semi-detached home situated within a popular residential location. The property lies within easy reach of Belper town centre, where a wide range of amenities can be found, along with convenient transport links. The property has been renovated and extended over recent years to create a superb modern family home, featuring an impressive open plan living kitchen extension to the rear. The accommodation briefly comprises: entrance porch, reception hall, guest cloakroom/WC, living room with log burning stove, and a superb open plan living kitchen extension to the rear. To the first floor, a landing provides access to three bedrooms and a modern family bathroom, with the second bedroom benefiting from a rear extension. Externally, the property offers a neat front garden with a driveway providing parking for two to three vehicles. The superb rear garden provides space for all the family, with lawn and patio areas and an elevated position that enjoys stunning views across Belper. We believe the property will attract high levels of interest and therefore recommend early viewing. Appointments are available during our viewing event on 21st March between 1pm and 3pm.

Entrance Porch (Extension)

Entered via a UPVC door from the side elevation, this useful entrance porch provides space for coats and boots with feature storage. There is a window to the front elevation and an internal door leading to:

Entrance Hall

A light and inviting reception space with double glazed window to the side elevation, wall mounted radiator, tiled flooring and staircase leading to the first floor landing with useful understairs storage cupboard.

Guest Cloakroom/WC

Fitted with a low level WC and wall mounted wash hand basin with tiled splashback. Spotlights to ceiling, extractor fan and chrome heated towel rail.

Living Room

A spacious reception room featuring a large double glazed bay window to the front elevation enjoying elevated views across Belper. Wall mounted radiator and TVpoint. The focal point of the room is a cast iron log burning stove set on a tiled hearth with exposed timber lintel above. Internal glazed double doors provide access to:

Superb Open Plan Living Kitchen/Diner

Kitchen Area

Comprising a range of wall and base mounted shaker style units with modern flat edged work surfaces incorporating a sink and drainer unit with mixer tap and complementary splashbacks. Integrated appliances include dishwasher, five ring gas hob with stainless steel extractor canopy over, AEG electric oven and fridge/freezer. Tiled flooring, spotlights to ceiling and double glazed window to the rear elevation.

Dining Area

With continuation of the tiled flooring from the kitchen, further spotlights to ceiling, wall mounted radiator and useful storage cupboard. Double glazed French doors and Velux window provide access and natural light from the rear garden.

First Floor

Landing

Accessed via the main entrance hallway with spotlights to ceiling and internal doors leading to all bedrooms and the bathroom.

Bedroom 1

With large double glazed bay window to the front elevation enjoying views across Belper, wall mounted radiator and space for wardrobes.

Bedroom 2

A further double bedroom benefiting from a rear extension, with double glazed window to the rear elevation, wall mounted radiator and space for wardrobes.

Bedroom 3

With double glazed window to the rear elevation overlooking the garden, wall mounted radiator and space for bedroom furniture.

Family Bathroom

A modern four piece white suite comprising low level WC, panelled bath, pedestal wash hand basin and separate shower enclosure with wall mounted electric shower and attachment. Tiled flooring, part tiled walls, double glazed obscured window, spotlights, linen storage cupboard and wall mounted chrome heated towel rail.

Outside

The front elevation is approached via a tarmac driveway providing parking for two to three vehicles, alongside a low maintenance gravelled frontage with attractive stone wall boundary.

To the side of the property is a useful storage area which leads to the rear garden and provides access to a detached storage garage with up and over door, light and power.

The rear garden offers a private gravelled seating area with steps leading up to a sizeable lawn with stocked flower beds and borders, along with conifer screening that provides a high level of privacy. A further paved seating area is located at the top of the garden, enjoying elevated views across Belper, all enclosed by timber fence boundaries.

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.



