

3 Spinners Way, Belper, Derbyshire. DE56 0HR

GUIDE PRICE £250,000 Freehold

FOR SALE



**DERBYSHIRE**  
PROPERTIES  
— SALES & LETTINGS —



## PROPERTY DESCRIPTION

\*\*\*Guide Price £250,000 - £260,000\*\*\*

A wonderful opportunity to acquire this beautifully presented and tastefully improved semi detached house which has been thoughtfully improved by the current owners. Ideal for a couple or family.

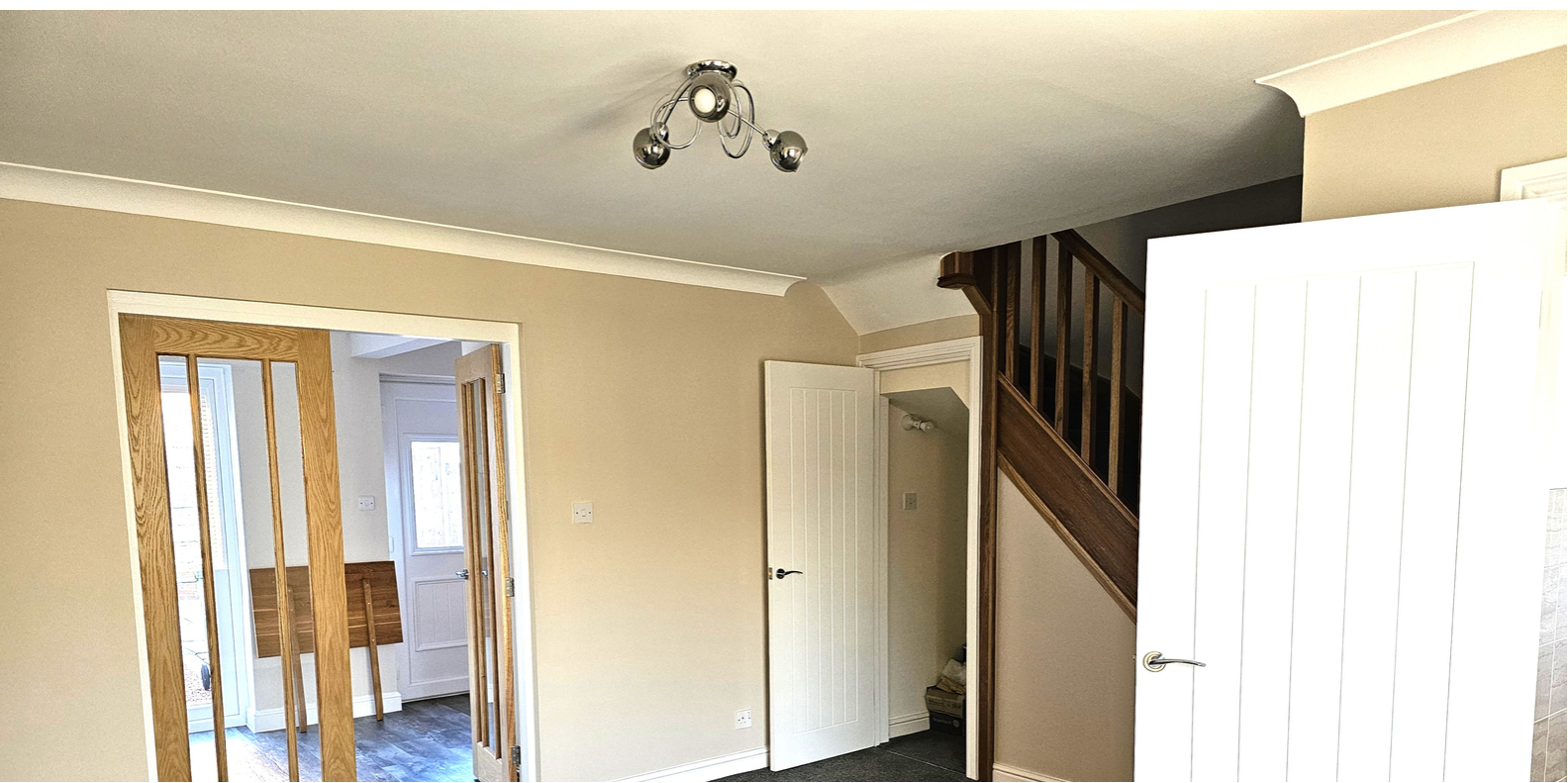
The accommodation comprises an Entrance Hall, Cloakroom/WC, a Lounge with feature fireplace and a well fitted Dining Kitchen with French doors leading to the rear garden. On the first floor there are Three bedrooms (Master with a built in wardrobe) and a recently refitted Bathroom with modern three piece suite. The house has the added benefit of Gas central heating, UPVc double glazing and Solar Panels.

Outside, a driveway provides off road parking for several vehicles and leads to a Detached Garage. There is a delightful, landscaped rear garden which has an enclosed surround and is laid out in a low maintenance theme. Ideal for Alfresco entertaining.

The house is located on a Cul De Sac and is well placed for easy access into Belper Town Centre and all local amenities. Good access is also provided to the A6, A38, M1, Derby and The Peak District together with a Train Station in Belper

## FEATURES

- \*\*\*Guide Price £250,000 - £260,000\*\*\*
- A Beautifully Appointed Semi Detached House
- Entrance Hall And Cloakroom/WC
- Modern Dining Kitchen
- Lounge With Feature Fireplace
- Three Bedrooms
- Recently Refitted Bathroom
- UPVc Double Glazing, GCH And Solar Panels
- Driveway & Detached Garage
- Delightful, Low Maintenance Rear Garden/Patio Areas
- Viewing Essential To Appreciate Quality And Finish



## ROOM DESCRIPTIONS

### Entrance Hall

With a UPVc double glazed door to the front, a radiator and a wood grain effect floor.

### Cloakroom/WC

Recently refitted with a modern white suite comprising a low flush WC and vanity wash basin with useful cupboard beneath. There is modern tiling to the walls, a wall mounted Chrome towel rail, a wood grain effect floor and a window to the front.

### Lounge

14' 4" x 13' 1" (4.37m x 3.99m)

Having a feature fireplace with black granite hearth and back drop, a UPVc double glazed window to the front and a radiator. There is a staircase rising to the first floor with a feature Oak Balustrade, an understairs cupboard providing excellent storage space and coving to the ceiling.

### Dining Kitchen

15' 8" x 7' 10" (4.78m x 2.39m)

Comprehensively fitted with a range of modern base cupboards, drawers and eyelevel units with a black granite worksurface over incorporating a sink and draining area with mixer tap over. There is tiling to all splashback areas and integrated appliances include an electric oven, gas hob, extractor hood with light and a refrigerator. Having plumbing for a washing machine, a wall mounted boiler, a UPVc double glazed window overlooking the garden, a radiator and wood grain effect flooring. UPVc double glazed French doors provide access to and views of the rear garden and patio.

### First Floor Landing

Having access to the roof space which is part boarded and has a light and ladder. There is a built in airing cupboard which houses the cylinder and provides storage space.

### Bedroom One

13' 3" x 12' 3" (4.04m x 3.73m) Plus wardrobe recess

Having a built in wardrobe providing excellent hanging, shelving and storage space. There is a radiator and two UPVc double glazed windows to the front elevation.

### Bedroom Two

8' 10" x 6' 7" (2.69m x 2.01m)

Having a Radiator and a UPVc double glazed window to the rear elevation.

### Bedroom Three

8' 2" x 7' 2" (2.49m x 2.18m)

With a UPVc double glazed window to the rear elevation and a radiator.

### Family Bathroom

6' 2" x 5' 9" (1.88m x 1.75m) Appointed with a modern three piece suite in white comprising a bath with electric shower over, a wall mounted wash hand basin and a low flush WC with complimentary tiling to the walls. There is a wall mounted heated towel rail, a fitted mirror, inset spotlighting to the ceiling and a UPVc double glazed window.

### Outside

To the front of the house there is a driveway which extends to the side and provides off road parking for several vehicles. This leads to a detached garage which has an up and over door, light, power and a door to the side which leads to the garden.

There is a gate to the side which also allows access to the enclosed garden. The landscaped rear garden is laid out in a low maintenance theme and comprises paved and gravelled patio areas, central steps rising to an additional paved patio, ideal for alfresco dining. There is lighting and a cold water tap.

### Additional Information

We are informed by the current owners that the solar panels are on a lease arrangement with a company called Eco Vision. The lease started in 2011 and is a 25 year lease. The vendor is happy to discuss with any interested parties.

### Council Tax

We understand that the property currently falls within council tax band B, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

### Important Information

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.

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FLOORPLAN & EPC

