

Sandbed Lane, Belper, Derbyshire. DE56 0SN

£495,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

DERBYSHIRE
PROPERTIES
SALES • LETTINGS • HOLIDAY LETS

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this substantial detached family home located in popular residential location. The property does require modernisation throughout but offers spacious living rooms and bedrooms. The property briefly comprises of:- reception hall, dining room, kitchen, cloakroom/WC, study/sitting room, conservatory, and large lounge. To the first floor, a galleried landing provides access to 4 bedrooms, family bathroom, and en-suite to master . Externally, the property offers parking for 3 to 4 vehicles and garage with up and over door light and power. The rear garden offers a lawn, paved patio area, large log store, outside tap and security lighting, cupboard outside kitchen all enclosed by conifer screening and timber fence boundaries.

FEATURES

- Large Family Home
- 4 Bedrooms, 3 Reception Rooms
- 2 Bathrooms plus Cloakroom
- Driveway & Garage
- Conservatory
- In Need Of Modernisation / Refurbishment
- Ideal Family Home
- Sought After Location
- Enclosed Private Rear Garden
- View Absolutely Essential!



ROOM DESCRIPTIONS

Reception Hall

1.63m x 2.14m (5' 4" x 7' 0") Entered via hardwood door from the front elevation, floor to ceiling picture window, solid wood floor covering, wall mounted radiator add internal doors accessing both the cloakroom/WC and dining room.

Cloakroom/WC

1.63m x 1.63m (5' 4" x 5' 4") With low-level WC, pedestal wash hand basin, double glazed obscured window, tiled walls, wall mounted radiator and space and plumbing for washing machine.

Dining Hall

2.90m x 4.89m (9' 6" x 16' 1") Located in the central part of the house is the spacious dining hall with solid wood floor covering, plant staircase to 1st floor landing, window to he rear elevation, wall mounted radiator, door leading to kitchen, archway leading to study, double doors leading to the living room and patio doors accessing the rear conservatory.

Kitchen

2.96m x 3.00m (9' 9" x 9' 10") Comprising of a range of wall and base mounted matching units with roll top work surfaces incorporating a one and a half bowl stainless steel sink drainer unit with mixer taps and tile splashback areas. Integrated electric oven, 4 ring gas hob with pull-out extractor canopy over and integrated dishwasher. Integrated microwave, tiled floor covering, undercounter lighting, window and door to the rear elevation.

Study/Sitting Room

3.84m x 3.90m (12' 7" x 12' 10") With double glazed windows to the front and side elevations, wall mounted radiator and decorative coving to ceiling .

Conservatory

3.52m x 3.15m (11' 7" x 10' 4") Constructed from UPVC units with pitched roof, TV point and double glazed French doors leading out onto rear paved terrace.

Large Living Room

6.95m x 3.84m (22' 10" x 12' 7") With dual aspect windows to the front and rear renovations, decorative coving and data rail, spotlighting and TV point. The feature focal point of the room is an inset log burner with exposed brick backdrop and raised tiled hearth.

Landing

2.00m x 1.68m (6' 7" x 5' 6") Accessed from the dining room with decorative coving to ceiling and internal doors accessing all bedrooms and family bathroom with useful linen storage cupboard.

Bedroom 1

4.77m x 3.93m (15' 8" x 12' 11") With double glazed window to the rear elevation, wall mounted radiator and range of fitted bedroom furniture to include wardrobes, bedside tables and dressing table. Internal door leads to.

En-Suite

2.05m x 1.89m (6' 9" x 6' 2") Comprising of a low-level WC, pedestal wash hand basin and corner bath with mains fed shower attachment over. Double glazed obscured window, decorative coving wall mounted radiator and tiled floor covering.

Bedroom 2

3.88m x 3.92m (12' 9" x 12' 10") With double glazed window to the front and side elevations, wall mounted radiator and fitted wardrobes and dressing table.

Bedroom 3

2.93m x 3.01m (9' 7" x 9' 11") With double glazed window to the rear elevation and wall mounted radiator.

Bedroom 4

1.97m x 3.01m (6' 6" x 9' 11") Double glazed window to the rear elevation and wall mounted radiator.

Bathroom

1.63m x 2.93m (5' 4" x 9' 7") Comprising of a three-piece suite to include WC, pedestal wash hand basin and panelled bath with centrally mounted tap and shower attachment. Fully tiled floor and walls, double glazed obscured window and decorative coving to ceiling.

Outside

To the front elevation is a spacious driveway that provides parking for 3 to 4 vehicles and offers an attached garage with up and over door light and power. The rear garden is mainly laid lawn with a large paved patio, timber fence boundaries and conifer screening, large log store, outside kitchen and timber decking terrace.

Garage

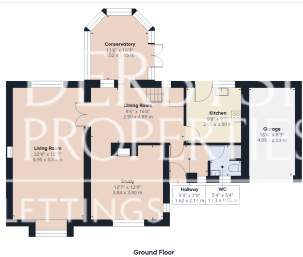
4.99m x 2.53m (16' 4" x 8' 4")

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.



FLOORPLAN



Ground Floor



Floor 1



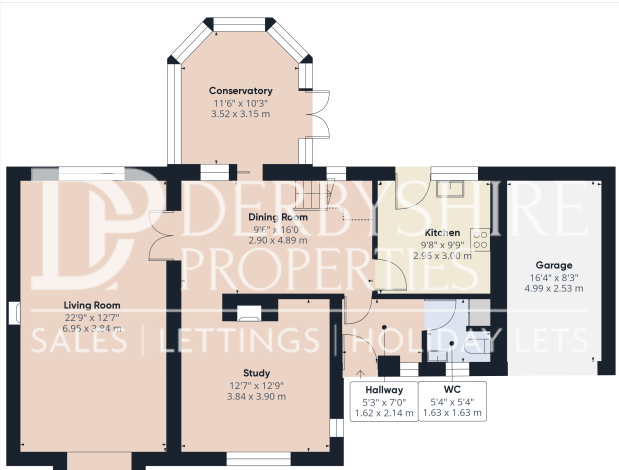
Approximate total area*
159.87 m²
157.87 m²
Reduced headroom
18.3 ft²
1.7 m²

(*) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft 10 in

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

OSMAP 360



Ground Floor



Approximate total area*
162.73 m²
155.44 m²
Reduced headroom
18.3 ft²
1.7 m²

(*) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft 10 in

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

OSMAP 360