

Ladywood Avenue, Belper, Derbyshire. DE56 1HT

£480,000 Freehold

FOR SALE



DP DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this four bedroom extended detached home on much sought after residential estate. Located in the highly regarded town of Belper, the property is within walking distance of the town centre. We recommend an early internal inspection to avoid disappointment.

Internally, the property offers versatile and spacious accommodation throughout and briefly comprises; Entrance Hall, Dining Room/Study, dual aspect Lounge and stunning rear Kitchen/Living/Dining space to the ground floor with four Bedrooms, family Bathroom and further En Suite to the first floor.

Externally, the home benefits from block paved driveway parking to the front elevation with recessed storm canopy providing sheltered access to the front door. The rear enclosed garden is a superb entertaining space with patio providing the ideal area to host or relax. There is space for shed/wood store whilst timber fencing secures the area making it ideal for those with pets and young children.

FEATURES

- Four Bedroom Detached House
- Extended Family Home
- Walking Distance to Belper Train Station
- Walking Distance into Belper Town Centre
- No Upward Chain
- Driveway Parking For Multiple Vehicles
- Private Rear Garden
- Open Plan Family Room
- Vacant Possession



ROOM DESCRIPTIONS

Entrance Hall

5.21m x 1.76m (17' 1" x 5' 9") Accessed via composite door to side with double glazed window to front elevation, tiled flooring, wall mounted radiator and doorways to;

Dining Room/Study

4.81m x 3.16m (15' 9" x 10' 4") With double glazed window to front elevation, tiled flooring throughout and wall mounted radiator. Decorative panelling features to the walls.

Living Room

7.10m x 3.27m (23' 4" x 10' 9") Enjoying a dual aspect of double glazed windows the front and rear elevation this space is full of natural light. Two wall mounted radiators and carpeted flooring complete the space.

Dining/Living/Kitchen

6.27m x 5.22m (20' 7" x 17' 2") A stunning family room which benefits from a wealth of natural light. The kitchen itself features a gloss range of base cupboards and eye level units with wood effect worktops over and a range of fitted appliances including; Oven, microwave/oven, gas hob with accompanying extractor hood, integrated dishwasher and integrated freezer. There is further inset capacity for freestanding fridge whilst oak kitchen island benefits from inset sink and drainer unit. Fitted pantry cupboard provides valuable storage capacity whilst wall mounted radiator and tiled flooring also feature. Double glazed window to side elevation, four double glazed Velux units to the ceiling and double glazed French doors opening to the rear garden complete the area.

Landing

Accessing all four Bedrooms and the family Bathroom, this carpeted space also benefits from fitted airing cupboard for storage and loft hatch access.

Bedroom One

5.30m x 3.1m (17' 5" x 10' 2") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

En Suite

2.5m x 1.39m (8' 2" x 4' 7") A stylish three piece suite including; Walk-in shower, vanity handwash basin and low level WC. Obscured double glazed window features to rear elevation whilst heated towel rail and ceiling fitted extractor unit completes the space.

Bedroom Two

3.92m x 3.24m (12' 10" x 10' 8") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bedroom Three

3.21m x 3.18m (10' 6" x 10' 5") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bedroom Four

2.6m x 2.2m (8' 6" x 7' 3") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bathroom

2.55m x 1.68m (8' 4" x 5' 6") A stylish three piece suite including; Bath with shower screen and attachment, pedestal handwash basin and low level WC. Obscured double glazed window features to rear elevation whilst heated towel rail and ceiling fitted extractor unit completes the space.

Outside

Externally, the home benefits from block paved driveway parking to the front elevation with recessed storm canopy providing sheltered access to the front door. The rear enclosed garden is a superb entertaining space with patio providing the ideal area to host or relax. There is space for shed/wood store whilst timber fencing secures the area making it ideal for those with pets and young children.

Council Tax

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



FLOORPLAN & EPC

