

Hilltop Rise, Belper. DE56 2UR

£299,950 Freehold

FOR SALE



**DERBYSHIRE**  
PROPERTIES  
— SALES & LETTINGS —



## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this superb modern three-bedroom semi-detached home, built just two years ago by the highly regarded Wheeldon Homes and situated within the sought-after

Buttercup Fields development. Offering stylish and contemporary living, the property features high-quality fixtures and fittings throughout, including a beautifully appointed kitchen, family bathroom, and an en-suite shower room to the master bedroom. The current owners have further enhanced the home with a professionally landscaped rear garden, creating an attractive and low-maintenance outdoor space ideal for relaxing and entertaining. Externally, the property also benefits from a driveway providing off-road parking for two vehicles, together with a detached brick-built garage. This rare house type is expected to appeal to young professionals, couples, and small families alike. An early internal inspection is strongly recommended to fully appreciate the quality and presentation on offer.

## FEATURES

- Modern Semi Detached House
- 3 Bedrooms & 1 Reception Room
- Sought After Development (Built By Wheeldon Homes)
- Beautiful Upgraded Kitchen/Diner
- Stunning Landscaped Garden With Views
- Driveway & Brick Built Garage To Rear
- Cloakroom/WC
- En-Suite To Master Bedroom
- Ideal Family Purchase or Couples
- COUNCIL TAX BAND B
- Solar Panels & EV Charger



## ROOM DESCRIPTIONS

### Entrance Hall

Entered via a modern composite door to the front elevation, the entrance hall features a beautifully crafted herringbone LVT floor covering. Internal doors provide access to the downstairs cloakroom and living room.

### Cloakroom/Wc

With low-level WC, Pedestal wash hand basin, beautiful floor covering, wall mounted radiator and ceiling mounted extractor fan.

### Living Room

This spacious living area benefits from an open-plan staircase to the first-floor landing and the continuation of the herringbone LVT flooring from the hallway. There is a double-glazed window to the front elevation, wall-mounted radiator, and TV point. An internal door leads through to the:

### Kitchen/Diner

A beautifully appointed and upgraded kitchen fitted with a range of shaker-style wall and base units complemented by a quartz work surface incorporating a moulded one-and-a-half bowl sink drainer. Integrated appliances include an electric oven, five-ring gas hob with stainless steel extractor canopy, dishwasher, and fridge/freezer. There is also under-counter space and plumbing for a washing machine, with the gas combination boiler housed in a matching cupboard. The room is finished with ceramic tiled flooring and ceiling spotlights, with natural light provided by a double-glazed window and French doors leading out to the rear garden.

### First Floor

#### Landing

Accessed via the living room, the landing includes a ceiling-mounted loft access point, wall-mounted radiator, linen storage cupboard, and internal doors leading to all bedrooms and the bathroom.

#### Bedroom 1

With a double-glazed window to the front elevation enjoying elevated countryside views, wall-mounted radiator, TV point, and bespoke fitted wardrobes offering ample storage and hanging space.

#### En-Suite

Fitted with a modern three-piece white suite comprising WC, pedestal wash hand basin, and shower enclosure with mains-fed shower and attachment. Finished with part-tiled walls, tiled flooring, double-glazed obscured window, wall-mounted shaver point, and radiator.

#### Bedroom 2

Double-glazed window to the rear elevation with elevated views, wall-mounted radiator, and space for freestanding bedroom furniture.

#### Bedroom 3

Double-glazed window to the rear elevation, wall-mounted radiator, and space for bedroom furniture.

#### Bathroom

Fitted with a modern three-piece white suite comprising WC, pedestal wash hand basin, and panelled bath with shower attachment and complementary screen. Part-tiled walls, tiled flooring, wall-mounted chrome heated towel rail, and obscured double-glazed window.

#### Outside

To the front elevation is a small but attractive lawned garden enclosed by a dry stone wall, with a paved pathway leading to the entrance door and side gated access. The beautifully landscaped rear garden offers an excellent space for entertaining with a large full-width terrace, shaped lawn with stocked borders, raised sleeper-edged planting beds, gravelled seating area, and further raised flowerbeds. To the rear, gated access leads to a double driveway and a detached brick-built garage with up-and-over door.

#### 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 & EPC

