



DERBYSHIRE



Marsh Lane, Belper, Derbyshire DE56 1GS
£260,000 - Freehold



PROPERTY DESCRIPTION

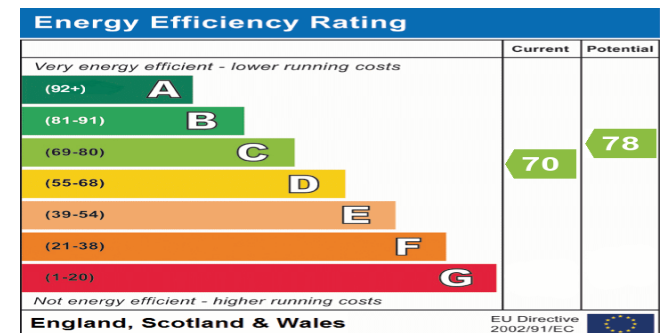
Derbyshire Properties are delighted to offer 'For Sale' this two bedroom property within walking distance of Belper town centre. Wonderfully combining tradition and modernity, we recommend an early internal inspection to avoid disappointment.

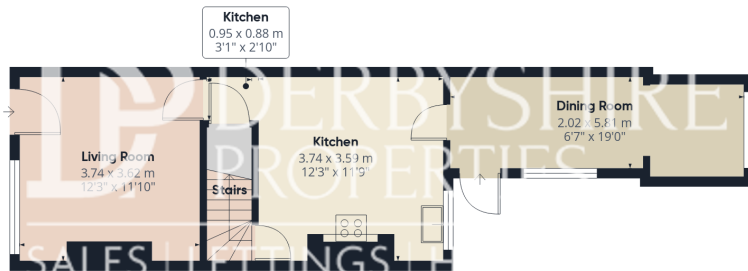
Internally, the property briefly comprises; Lounge, Kitchen, Dining Area and Study space to the ground floor, two double Bedrooms and the family bathroom to the first floor with further loft room above.

Externally, the property boasts wonderful rear enclosed garden which includes several areas perfect for hosting or relaxing, whether it be the entertaining patio, perfect for al Fresco dining off the kitchen or the private seating area/firepit to the foot of the garden. The entire space is full of mature plants and shrubbery whilst being secured by timber fencing throughout making it ideal for those with pets and young children.

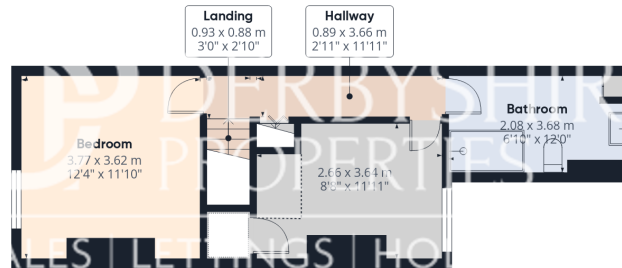
POINTS OF INTEREST

- Two Bedrooms plus Loft Room
- Close to Belper Town Centre
- Stunning large private Garden
- Modern Kitchen & Bathroom
- Additional Study/Office to ground floor
- Extended Accommodation With Viewing Recommended
- Council Tax Band A
- Perfect for First Time Buyers

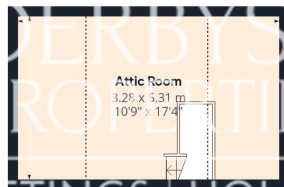




Ground Floor



Floor 1



Floor 3

Approximate total area⁽¹⁾

90.9 m²

979 ft²

Reduced headroom

10 m²

108 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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