



**DERBYSHIRE**  
PROPERTIES  
— SALES & LETTINGS —





Ladywood Avenue, Belper, Derbyshire DE56 1HS  
£500,000 - Freehold





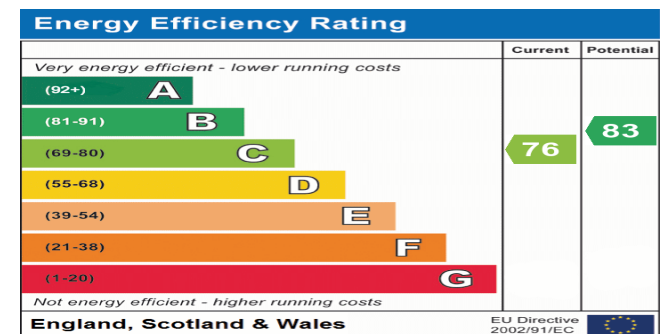
## PROPERTY DESCRIPTION

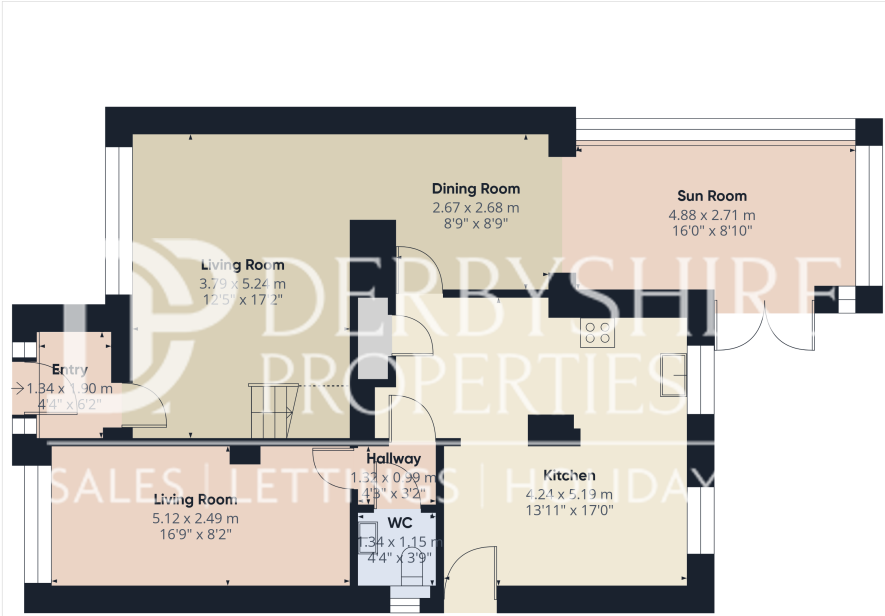
Derbyshire Properties are delighted to present for sale this substantially extended detached family home positioned in a popular residential location. The current vendors have extended, remodelled and renovated over a number of years, now offering spacious open plan living spaces for all the family. The property is also positioned on an extremely large plot with superb landscaped rear garden that offers a high degree of privacy from neighbouring properties. The layout for the property briefly comprises of : entrance porch, living room, dining area, garden room, plan living kitchen, sitting room, inner hallway and guest cloakroom. To the first floor a landing provides access to 4 well proportion bedrooms and three bathrooms.

We believe the property will ideally suit families and extended families and an immediate internal inspection should be undertaken to avoid disappointment of this deceptively large property.

## POINTS OF INTEREST

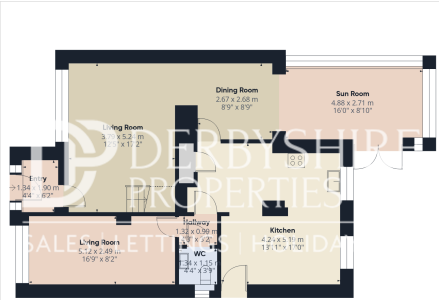
- Large Extended Detached Family Home
- 4 Bedrooms & 3 Bathrooms
- Open Plan Living Kitchen/Diner
- 3 Reception Rooms Plus Garden Room
- Extensive Rear Garden And Outbuilding
- Sought After Location
- Close To Schools
- Ideal Extended Family Purchase
- View Absolutely Essential!



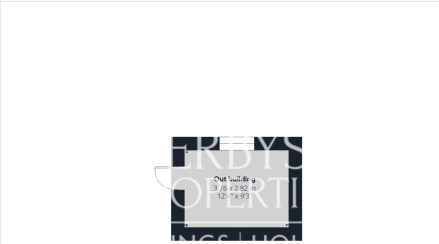


Ground Floor Building 1

<div><div><div>DERBYSHIRE PROPERTIES</div><div>SALES   LETTINGS   HOLIDAY LETS</div></div></div>	
Approximate total area <sup>(1)</sup>	84.4 m <sup>2</sup> 909 ft <sup>2</sup>
Reduced headroom	1.4 m <sup>2</sup> 15 ft <sup>2</sup>
(1) Excluding balconies and terraces	
Reduced headroom	..... Below 1.5 m/5 ft
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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.	
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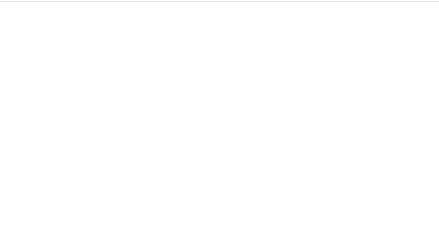
Ground Floor Building 1



Ground Floor Building 2



Floor 1 Building 1



<div><div><div>DERBYSHIRE PROPERTIES</div><div>SALES   LETTINGS   HOLIDAY LETS</div></div></div>	
Approximate total area <sup>(1)</sup>	161.4 m <sup>2</sup> 1738 ft <sup>2</sup>
Reduced headroom	3.4 m <sup>2</sup> 36 ft <sup>2</sup>
(1) Excluding balconies and terraces	
Reduced headroom	..... Below 1.5 m/5 ft
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