

Longstone Rise, Belper, Derbyshire. DE56 1ED

£340,000 Freehold

FOR SALE



**DERBYSHIRE**  
PROPERTIES  
- SALES & LETTINGS -

## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this deceptively spacious split level detached family home that benefits from a sizeable position and benefits from stunning countryside views. The property comprises of; entrance hall, study/bedroom with shower room ensuite off, living room, dining room, sunroom, open plan living kitchen and utility room. Split levelled first floor comprising of a landing, three bedrooms and family bathroom. Externally the property sits under the delightful corner plot with planning permission past for a side extension (plans available for viewing). We recommend the property would ideally suit families and an early inspection should be undertaken to avoid disappointment.

## FEATURES

- Link Detached House
- 3 / 4 Bedrooms
- Planning Consent Granted For A Side Extension
- Driveway Parking
- Generous Corner Plot With Scope For Extension
- Council Tax Band D



# ROOM DESCRIPTIONS

## Entrance Hall

Entered via a new composite door with adjoining obscured side panels from the front elevation with doorway leading into the study/bedroom four and the main lounge

## Study/Bedroom Four

3.62m x 2.49m (11' 11" x 8' 2") With double glazed window to front elevation with bespoke shutters, spotlights to ceiling and internal door accessing ensuite shower facility.

## En suite

Comprising of a two piece suite including wall mounted wash hand basin with tile splashback and shower enclosure with wall mounted electric shower and attachment over. Spotlighting and extractor fan to ceiling and vinyl floor covering.

## Living Room

5.63m x 3.23m (18' 6" x 10' 7") With double glazed window to the front elevation with bespoke fitted shutters, wall mounted radiator, fitted media unit with TV point, additional wall mounted storage shelving, wood floor covering and doorway leading to inner landing

## Inner Landing

With steps down to the dining area stairs leading to the first floor landing.

## Dining Room

4.03m x 2.79m (13' 3" x 9' 2") With wood floor covering, wall mounted radiator, door opening into the rear sunroom and internal door to kitchen

## Sunroom/Conservatory

4.56m x 3.00m (15' 0" x 9' 10") With a continuation of the wood flooring from the dining area the rear conservatory is a spacious light room and constructed from brick base and UPVC units with a pitched roof. Wall mounted radiator, TV point and storage alcove.

## Kitchen

Extended and mainly comprising of a range of wall and base mounted matching units with rolltop work surfaces incorporating a one and a half bowl stainless steel sink drain unit with tiled splashback areas. Undercounter space and plumbing for washing machine, tiled floor covering, integrated double electric oven, gas hob, spotlights to ceiling, double glaze windows to the side and rear elevations providing beautiful elevated views and access to dining area

## Dining Area

With a continuation of the tiled floor covering from the kitchen, wall mounted double radiator and inner doorway leading to a storage alcove housing fridge freezer with double glaze window to the side elevation. Internal door leads to:-

## Utility Room

With space and plumbing for washing machine and dryer. Spotlights to ceiling, tiled floor covering and double glazed sealed unit door to the rear elevation.

## First Floor

Landing accessed from the inner landing with secondary staircase and internal doors accessing bedroom two and family bathroom

## Bedroom Two

3.98m x 2.28m (13' 1" x 7' 6") Double glazed window to the rear elevation offering countryside views and wall mounted radiator.

## Family Bathroom

2.91m x 2.09m (9' 7" x 6' 10") Comprising of a modern four piece bathroom suite to include WC, large vanity unit, panel bath and shower enclosure with main fed shower and attachment. Cladding walls, spotlights extractor ceiling, double glazed obscured window, tiled floor covering and wall mounted chrome heater towel rail.

## Second Floor

Landing accessed from the first floor landing with useful storage closet, double glazed window to the side elevation and internal doors accessing bedrooms one and three.

## Bedroom One

3.63m x 3.28m (11' 11" x 10' 9") With double glazed window to front elevation with bespoke shutters, wall mounted radiator and fitted wardrobes.

## Bedroom Three

2.44m x 2.41m (8' 0" x 7' 11") Double glaze window to front elevation with bespoke shutters, wall mounted radiator and shelving

## Outside

The property is positioned on a sizable corner plot that has planning permission for a side extension (plans or available to view on the Amber Valley Borough Council website).

The front garden is mainly laid to lawn with a double width paved driveway providing parking for two vehicles.

The garden is mainly laid to lawn stretching from front side and then to the back with paved patio area area, timber fence boundaries, mature trees shrubbery.

The gardens benefit from an elevated position and beautiful views across Belper can be found.

## 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

