



**DP** DERBYSHIRE  
PROPERTIES  
— SALES & LETTINGS —

**DP** DERBYSHIRE





Ashford Rise, Belper, Derbyshire DE56 1TJ  
£365,000 - Freehold

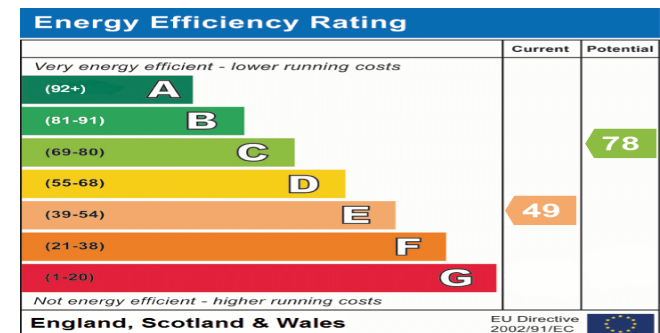


## PROPERTY DESCRIPTION

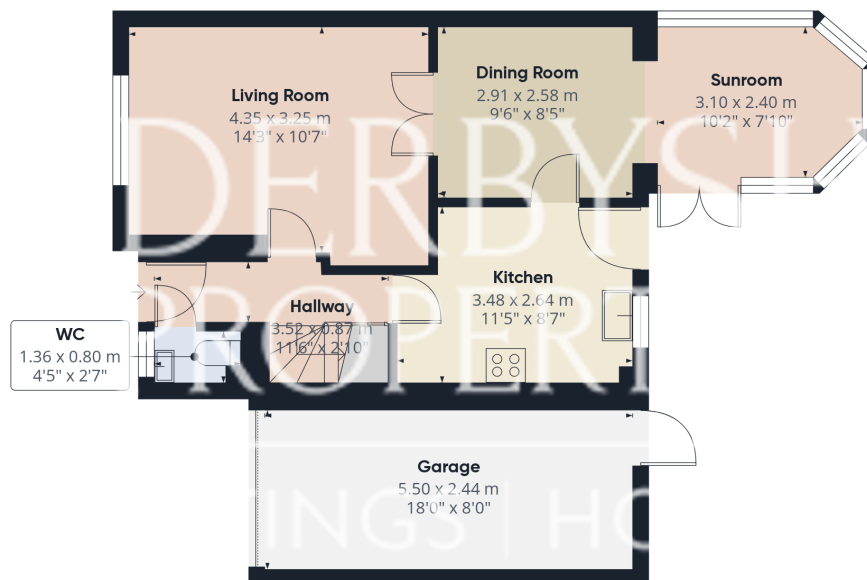
Derbyshire Properties are delighted to introduce for sale this beautifully presented and extended four bedroom detached family home located within the Alton manor estate in Belper. The property has been lovingly maintained and improved by its current owners throughout the years and briefly comprises of:- entrance hall, guest cloakroom, lounge, dining room, conservatory, and kitchen. To the first floor a landing provides access to 4 bedrooms, en-suite to master bedroom and family bathroom. Outside the property offers a small front garden that is mainly laid to lawn and two car driveway that provides access to an integral garage. The rear garden has been landscaped, offering a block paved patio and lawn enclosed by timber fence boundaries. We believe the property will ideally suit families and we recommend an internal inspection as soon as possible.

## POINTS OF INTEREST

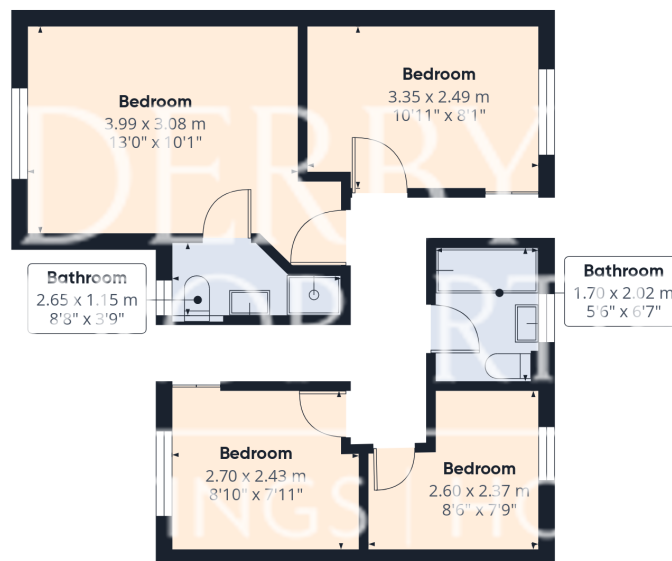
- Modern Detached Family Home
- 4 Bedroom & 2 Reception Rooms
- Landscaped Gardens To Front And Rear
- Conservatory With Insulated Roof
- En- Suite & Guest WC
- Modern Family Bathroom
- Driveway & Garage
- Sought After Estate Position
- Viewing Advised
- Council Tax Band C







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

98 m<sup>2</sup>

1055 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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