

Bargate Road, Belper, Derbyshire. DE56 1ST  
Guide Price £270,000 - £280,000 £270,000 Freehold  
FOR SALE



## PROPERTY DESCRIPTION

**\*\* GUIDE PRICE £270,000 - £280,000 \*\*** Derbyshire Properties are delighted to offer this well presented traditional semi-detached house, benefiting from an elevated position, offering superb countryside views and with no upward chain. The property briefly comprises of Entrance hall, downstairs bathroom, living room, extended kitchen and sunroom. To the first floor, landing lead to 3 bedrooms with the front bedroom offering superb views. The property would ideally suit young families or first time buyers, or even those looking to downsize and we recommend an early internal inspection to avoid disappointment.

## FEATURES

- **\*\*\* GUIDE PRICE £270,000 - £280,000 \*\*\***
- Semi Detached House
- Three Bedrooms
- Open Aspect With Countryside Views to Front
- No Upward Chain
- Driveway Parking for Multiple Vehicles
- Viewing Highly Recommended
- Council Tax Band B



## ROOM DESCRIPTIONS

### Entrance Hall

Entered via a sealed unit double glazed door from the front elevation, decorative dado rail, wall mounted radiator, staircase to first floor landing, wood floor covering and a storage cupboard, providing useful storage. Internal doors, accessing the living room, dining, kitchen, bathroom.

### Living Room

4.56m x 3.43m (15' 0" x 11' 3") With large double glaze bay window to the front elevation, offering superb countryside views, wood floor covering, TV point, and radiator. The focal point of the room is an inset gas living flame effect fire, set upon a raised tiled hearth.

### Kitchen/Dining Room

5.30m x 2.89m (17' 5" x 9' 6") This wonderful, open light and airy room comprises of a range of wall and base mounted matching units with modern flat edged worksurface, incorporating one and a half bowl and sink drain unit with mixer taps and tile splashback. Integrated electric oven, four gas hob, extractor canopy, undercounter space and plumbing for washing machine, TV point, radiator, space for fridge, freezer, double glazed window to the rear elevation and a stable door to the side elevation provides access into the garden room.

### Bathroom

2.06m x 1.88m (6' 9" x 6' 2") Comprising of a three-piece white suite to include WC, pedestal wash handbasin and panelled bath with shower attachment. Fully tiled walls, floor wall mounted chrome heater towel rail and wall mounted extractor fan

### Garden Room

2.49m x 2.43m (8' 2" x 8' 0") With tiled floor covering, UPVC units with pitched roof and double doors leading out onto rear garden. A wall mounted vertical radiator and wood panelling to walls.

### First Floor

### Landing

Accessed from the main entrance hallway, with double glazed window to the front elevation, wall mounted radiator and decorative dado rail.

### Bedroom One

3.46m x 3.30m (11' 4" x 10' 10") Double glazed window to the front elevation, wall mounted radiator and wood floor covering.

### Bedroom Two

3.08m x 2.84m (10' 1" x 9' 4") With double glazed window to the rear elevation, wall mounted radiator and wood floor covering.

### Bedroom Three

2.93m x 2.13m (9' 7" x 7' 0") Double glazed window to the rear elevation, wall mounted radiator and wood floor covering

### Outside

To the front elevation is a tarmac driveway, providing parking for multiple vehicles that leads to the side elevation and onto a detached garage with up and over door, light and power. The low maintenance rear garden offers a gravelled seating area with further raised patio, timber summerhouse, outside lighting and tap. The properties enclosed by timber fence boundaries and conifer screening to the rear elevation.

### 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.



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