







**Riversdale, BELPER, Derbyshire DE56 2EU**  
**£500,000 - Freehold**

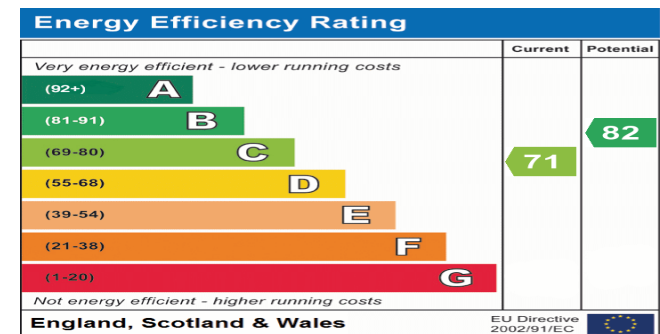


## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this substantial period detached family home with superb attached annex . The property has been significantly improved and extended over the years by its current vendors and offers superb living spaces, ideally suiting extended families with potentially older children or elderly relatives. The property comprises of:- entrance porch, entrance hall, extended living room, plan kitchen/dining room, utility room, cloakroom/WC. An internal door then allows for access into the attached annex that comprises of a study/snug, inner hallway, cloakroom/WC and a superb open plan living room. To the first floor the landing provides access to 3 well proportion bedrooms and family bathroom. An additional large bedroom with en-suite is located above the Annex living room. Externally the property is positioned on a superb, secluded private plot that offers off street parking detached garage and space for all the family.

## POINTS OF INTEREST

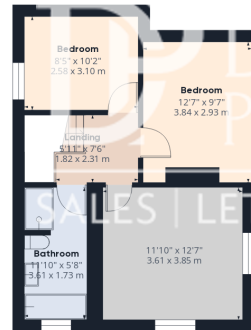
- Substantial Detached Dwelling With Attached Annex
- 4 Bedrooms
- Superbly Presented Throughout
- Secluded Private Location
- Ideal for Families & Extended Families
- Large Driveway & Garage
- Open Plan Dining Room And Fitted Kitchen
- x2 Cloakroom/WC/ Study & Utility
- Village Location
- COUNCIL TAX BAND D



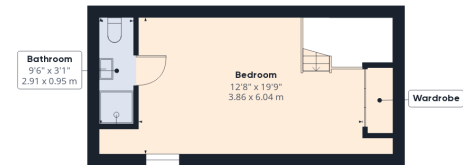




Ground Floor Building 1



Floor 1 Building 1



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

2193.48 ft<sup>2</sup>

203.78 m<sup>2</sup>

Reduced headroom

7.27 ft<sup>2</sup>

0.68 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

GIRAFFE360



Ground Floor Building 2