

Ladygrove, Sawmills, Belper, Derbyshire. DE56 2JS

£275,000 Freehold

FOR SALE

DERBYSHIRE  
PROPERTIES  
— SALES & LETTINGS —





## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this three bedroom traditional semi-detached property with private garden enjoying delightful countryside views located between the villages of Ambergate and Lower Hartshay.

Enjoys views across open fields and countryside of Fritchley, Crich Stand and Wingfield Park.

The property is set back behind a large tarmac driveway with block paved edges providing car standing spaces for several cars and leads to a detached garage with store.

We believe the property was built in the 1930's and is constructed of brick beneath a pitched tiled roof with the front elevation having an attractive bay fronted appearance and benefits from gas central heating and double glazing.

An internal inspection will reveal; arched storm porch, entrance hall with staircase leading to the first floor, cloakroom with WC, lounge/dining room with feature fireplace with inset gas fire, fitted kitchen and fitted utility room. The first floor landing leads to three bedrooms and a fitted bathroom in white with shower.

The property enjoys a private, sunny, enclosed rear garden laid to lawn with well stocked flower beds, shrubs and plants and a paved patio. A new Roof has also recently been installed.

## FEATURES

- Traditional Semi Detached House
- Extended To Rear
- Lounge/Diner
- Delightful Private Garden
- Detached Garage With Store
- Beautiful Countryside Views
- Fitted Kitchen and Utility
- Large Driveway
- No Chain Involved
- COUNCIL TAX BAND B



## ROOM DESCRIPTIONS

### Storm Porch

With original black and white Minton tile flooring and double glazed door with leaded finish opening into the entrance hall.

### Entrance Hall

3.35m x 1.82m (11' 0" x 6' 0") With deep skirting boards and architraves, high ceiling, original oak flooring, radiator, useful under-stairs storage and staircase leading to the first floor with attractive balustrade.

### Lounge/Diner

7.29m x 3.58m (23' 11" x 11' 9") With feature fireplace with surrounds with inset Living Flame gas fire and raised hearth, deep skirting boards and architraves, high ceiling, coving to ceiling, picture rail, fitted wall lights, bay radiator, additional radiator, feature internal stained glass window with leaded finish overlooking the kitchen area, double glazed bay window with leaded finish enjoying fine views over open countryside to the front and half glazed internal door.

### Kitchen

4.53m x 2.46m (14' 10" x 8' 1") With one and a half bowl sink unit with chrome mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with matching worktops, built-in stainless steel four ring gas hob with extractor hood over and built-in stainless steel electric fan assisted oven. Wall mounted Potterton combination boiler, tiled flooring, two fitted illuminated china cabinets with glass shelves, spotlights to ceiling, space for fridge, space for freezer, radiator, open space leading into the utility area, double glazed window with aspect to the rear and double glazed door giving access to the private rear garden.

### Utility

1.80m x 1.55m (5' 11" x 5' 1") With fitted wall and base cupboards with matching worktops, concealed space with plumbing for automatic washing machine, concealed space for tumble dryer, matching tiled flooring, radiator and double glazed obscure window.

### Cloakroom

With low level WC, wash basin, tiled splash-back, tiled flooring, extractor fan and internal panelled door.

### First Floor

### Landing

With matching attractive balustrade, deep skirting boards and architraves, high ceiling, double glazed side window and access to the roof space.

### Bedroom 1

4.47m x 3.58m (14' 8" x 11' 9") With chimney breast, deep skirting boards and architraves, high ceiling, coving to ceiling, bay radiator, double glazed bay window with leaded finish and aspect to the front enjoying fine open views and internal panelled door.

### Bedroom 2

3.60m x 2.72m (11' 10" x 8' 11") With built-in storage cupboard with shelving, deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, double glazed window overlooking the private rear garden and internal panelled door.

### Bedroom 3

2.50m x 2.82m (8' 2" x 9' 3") With deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, double glazed window with leaded finish and aspect to the front and enjoying delightful open views and internal panelled door.

### Bathroom

1.81m x 1.77m (5' 11" x 5' 10") With deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, double glazed window with leaded finish and aspect to the front and enjoying delightful open views and internal panelled door.

### Outside

Front Garden - The property is set back from the pavement edge behind a small fore garden with a varied selection of shrubs and plants with a natural stone retaining wall.

Rear Garden - Being of a major asset to the sale of this particular property is its private, sunny, enclosed rear garden. The garden is laid to lawn with a paved patio, a varied selection of shrubs and plants and is fully enclosed. Cold water tap, power and outside light.

Driveway - The property benefits from a tarmac driveway with block paved edges providing car standing spaces for several cars and continues to the side of the property which in turn leads to the detached garage with store.

Detached Garage - 5.40 x 3.49 (17'8" x 11'5") - With power and lighting.

Attached Store - 3.47 x 2.07 (11'4" x 6'9") - With power and lighting.







# FLOORPLAN & EPC

