



DERBYSHIRE



Thornhill Avenue, Belper, Derbyshire DE56 1SH  
**£300,000 - Freehold**



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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present for sale this immaculately presented and deceptively spacious four-bedroom modern townhouse, pleasantly positioned within a quiet residential setting. The property has undergone a comprehensive programme of renovation since its original construction, including a refitted kitchen, contemporary bathrooms, new internal doors, flooring and tasteful décor throughout. The accommodation briefly comprises: ground floor entrance hallway, guest cloakroom/WC, snug/home office and a superb open-plan kitchen/dining room. To the first floor, a landing provides access to the principal living room and the main bedroom with en-suite shower room. The second floor offers a further landing, three additional bedrooms and a modern family bathroom. Externally, the property enjoys a low-maintenance frontage with a useful storage cupboard, a professionally landscaped rear garden and the added benefit of a detached garden studio. To the side elevation there is a two-car driveway and an attached garage. We believe the property will ideally suit professionals, families and potentially first-time buyers, and an internal inspection is strongly recommended.

## POINTS OF INTEREST

- Beautiful Modern Town House
- 4 Bedrooms
- Stunning Bathrooms & Kitchen Diner
- Professionally Landscaped Garden With Garden Pod
- Drive & Garage
- Quiet Residential Location
- Great Local Walks
- Ideal Family Or Young Professional Purchase
- View Without Delay
- Council Tax Band D



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

135.4 m<sup>2</sup>

1457 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.