





**Leighton Way, Belper, Derbyshire DE56 1SX**  
**£310,000 - Freehold**

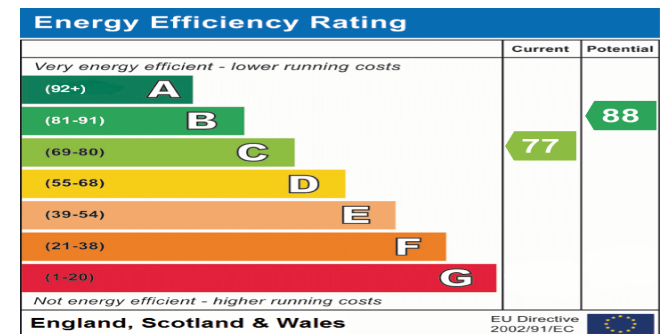


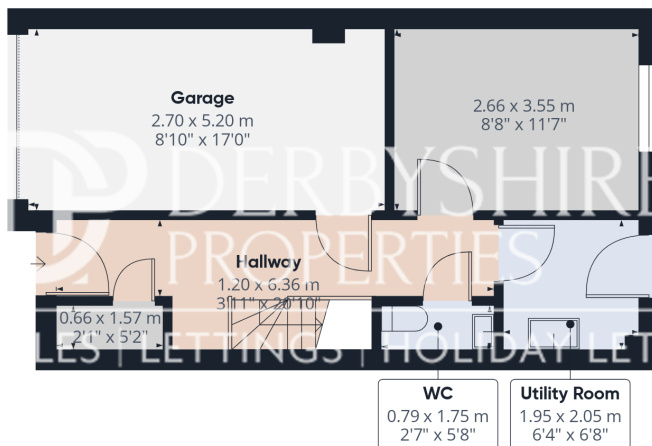
## PROPERTY DESCRIPTION

Derbyshire Properties are pleased present for sale this well presented and spacious three bedroom modern town house located with close proximity to Belper town Centre. The property briefly comprises of a spacious entrance hallway, useful storage cupboard, guest cloakroom, utility room, bedroom/snug and integral garage all to the ground floor. To the first floor a landing provides access to a spacious L-shaped living/dining area and open-plan kitchen/dining area. The second floor offers three bedrooms, en-suite to master bedroom and family bathroom externally there is parking to the front elevation and a low maintenance private rear garden to the rear. We believe the property will ideally suit families and internal viewing is essential to avoid missing out.

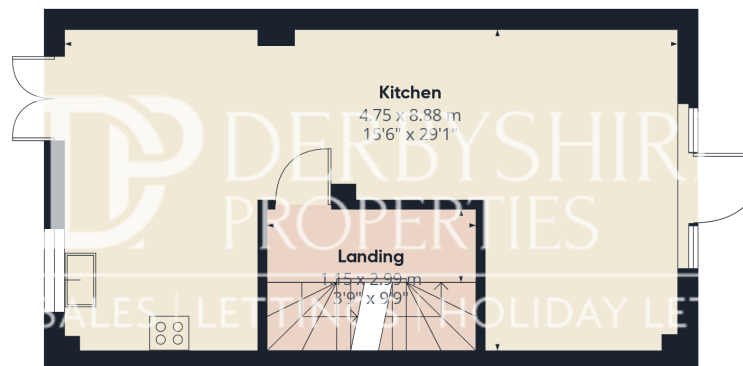
## POINTS OF INTEREST

- Modern Mid Town House
- 4 Bedrooms
- Open Plan Living / Dining Kitchen
- Low Maintenance Garden
- Parking & Integral Garage
- No Chain, Viewing Essential
- Ideal Family Purchase
- Well Presented Throughout
- En- Suite & Guest WC
- COUNCIL TAX BAND D

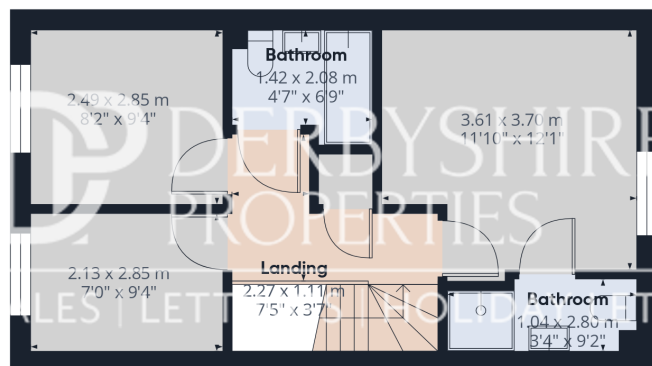




Ground Floor



Floor 1



Floor 2

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

116.4 m<sup>2</sup>

1254 ft<sup>2</sup>

(1) Excluding balconies and terraces

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.

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