

Ash Acre, Belper, Derbyshire. DE56 0DJ

£205,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this well-maintained and thoughtfully presented property, ideally suited to first-time buyers or those looking to downsize. The accommodation briefly comprises: entrance hall, living room and fitted kitchen. To the first floor, a landing provides access to two bedrooms and a modern bathroom. Externally, the property benefits from off-street parking, carport, detached garage, and well-kept front and rear gardens.

FEATURES

- Modern Semi Detached House
- 2 Bedrooms
- Modern Kitchen & Bathroom
- Driveway/Carport & Garage
- Quiet Residential Location
- Cul De Sac location
- Ideal First Home
- Viewing Essential



ROOM DESCRIPTIONS

Entrance Hall

Accessed via a composite door to the front elevation, featuring a useful storage alcove, decorative dado rail and internal door leading to the living room.

Living Room

A bright and welcoming reception room with double glazed window to the front elevation, wall mounted radiator, decorative dado rail and coving, wall lighting and TV point. A modern electric fire provides an attractive focal point to the room. A staircase rises to the first floor landing.

Kitchen

Appointed with a range of matching wall and base units with roll-top work surfaces incorporating a single drainer sink unit with mixer tap. Integrated electric oven with induction hob and stainless steel extractor canopy over. Under-counter space and plumbing for washing machine, additional space for tumble dryer and fridge/freezer. Wood-effect flooring, ceiling spotlights, under-cupboard lighting, double glazed window and door to the rear elevation.

First Floor

Landing

Accessed from the living room, with linen storage cupboard and loft access point. Internal doors lead to both bedrooms and the bathroom.

Bedroom 1

With double glazed window to the front elevation, wall mounted radiator and decorative coving to ceiling.

Bedroom 2

With double glazed window to the rear elevation, decorative ceiling, attractive wall panelling and useful built-in storage cupboard/wardrobe.

Bathroom

Fitted with a modern three-piece white suite comprising low-level WC, vanity wash hand basin and bath with wall-mounted electric shower over and complementary glass shower screen. Fully tiled walls, extractor fan, heated towel rail and vinyl flooring.

Outside

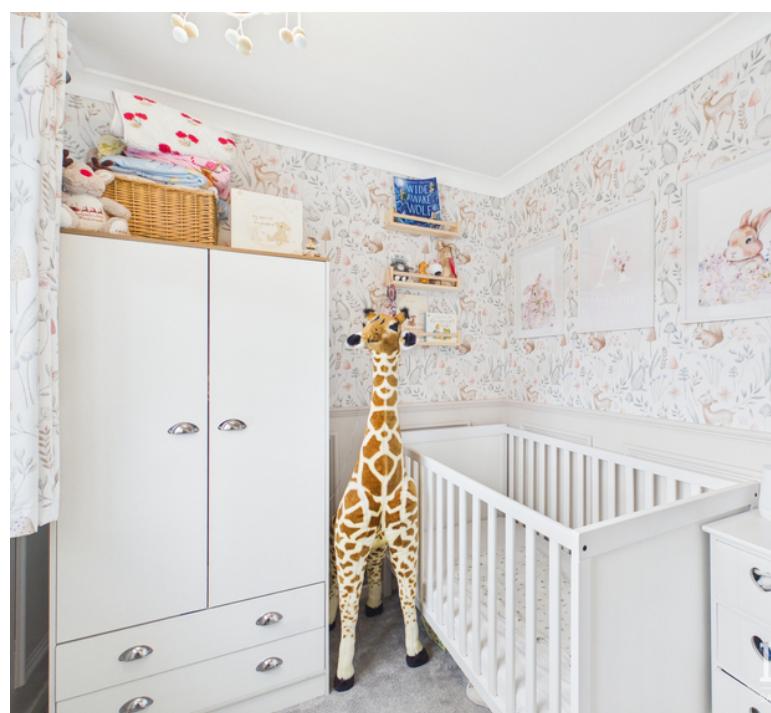
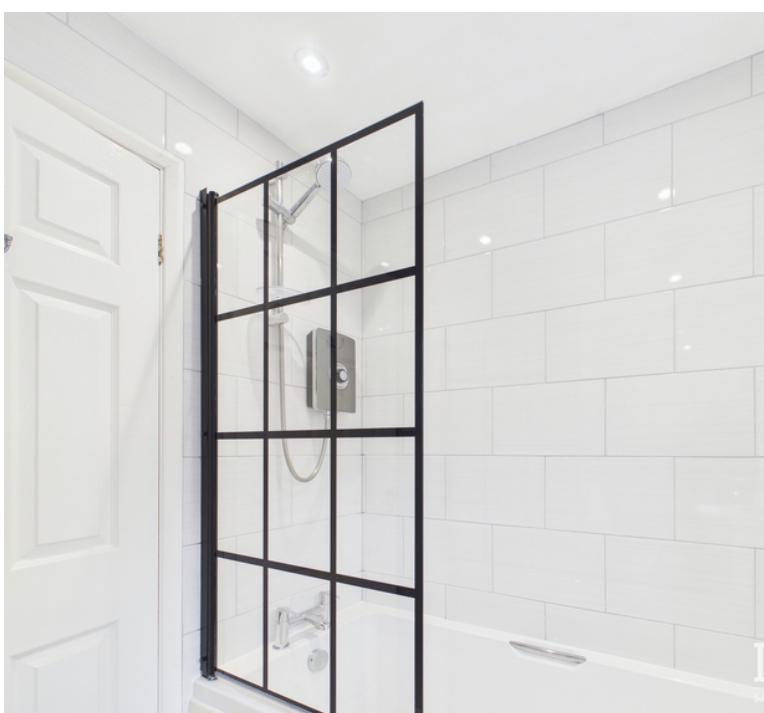
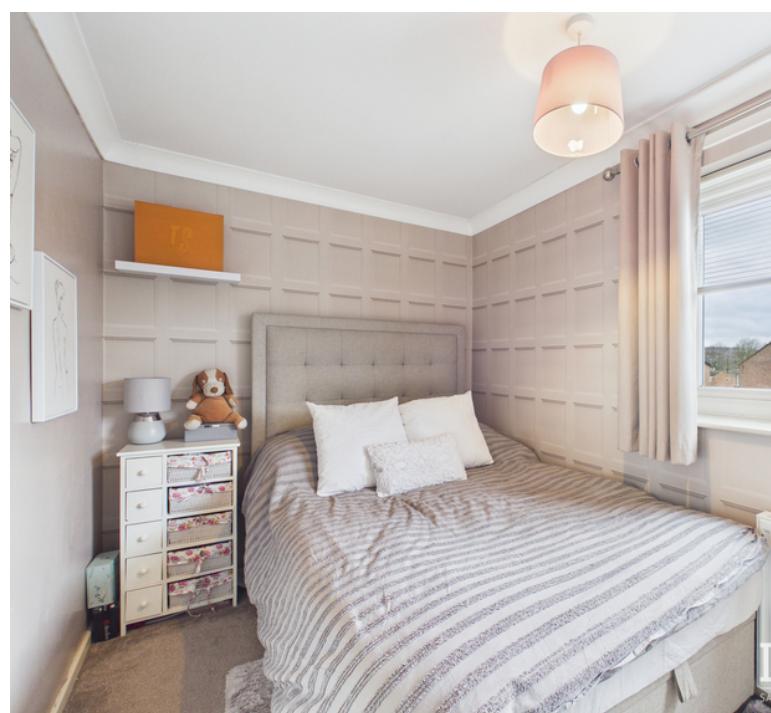
To the front elevation is a low-maintenance gravelled garden with pathway leading to the entrance door.

The side elevation provides a concrete driveway, carport and detached brick-built garage offering ample off-road parking.

The enclosed rear garden features a block-paved patio area, lawn with inset pathway, raised gravelled borders and timber fence boundaries.

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.



FLOORPLAN & EPC

