







**Whitemoor Lane, Belper, Derbyshire DE56 0HB**  
**£299,950 - Freehold**

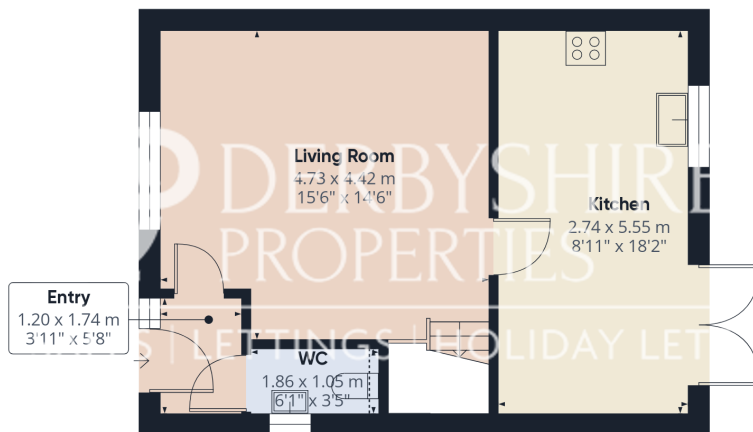


## PROPERTY DESCRIPTION

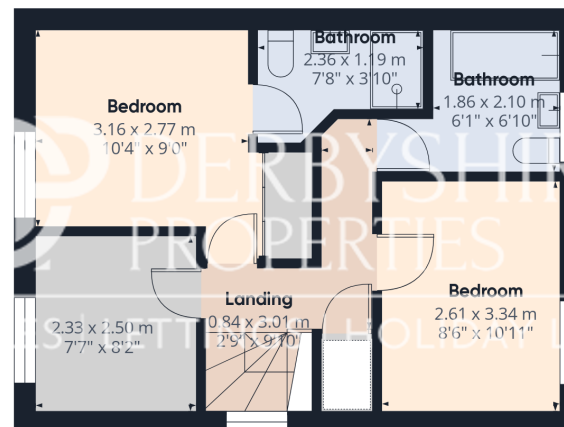
Derbyshire Properties are pleased to offer for sale this spacious modern three bedroom semi detached property offering a no estate location. The property offers modern contemporary living throughout and comprises of:- entrance hall, guest cloakroom/WC, spacious lounge and dining kitchen. To the first floor a landing provides access to 3 bedrooms and two bathrooms. Externally the property offers a large side driveway with detached brick garage and a private enclosed professional landscaped rear garden. We believe the property will ideally suit young families and maybe even first time buyers and an early internal inspection is essential.

## POINTS OF INTEREST

- Modern Semi-Detached Home
- 3 Bedroom & 3 Bathrooms
- Large Driveway & Detached Garage
- Professionally Landscaped Rear Garden
- En-Suite To Master Bedroom
- Guest Cloakroom
- Modern Decor Throughout
- Ideal For A Small Family
- View Without Delay
- COUNCIL TAX BAND C



**Ground Floor** Building 1



**Floor 1** Building 1



**Ground Floor** Building 2

**Approximate total area<sup>m</sup>**

95.07 m<sup>2</sup>

1023.33 ft<sup>2</sup>

**Reduced headroom**

0.13 m<sup>2</sup>

1.39 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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**