

Over Lane, Belper, Derbyshire. DE56 0HL

£399,950 Freehold

FOR SALE



PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this beautiful three bedroom detached family home presented to an extremely high standard with skillfull workmanship on show throughout. The property is located book on a sizable plot and offers a large garden with stunning views. Internally the property briefly comprises of. :- reception hall, lounge/diner, sitting room, storeroom and breakfast kitchen. To the first floor a beautiful landing allows for access into three double bedrooms and sizable family bathroom. En-suite shower room is also located off the master bedroom suite. We recommend the property would ideally suit families and those looking to potentially downsize, but also looking for a sizable plot. We also recommend early internal inspection to avoid disappointment

FEATURES

- Detached Family Home
- 3 Double Bedrooms & 3 Reception Rooms
- Large landscaped Garden With Beautiful Views
- Large Driveway With Space For Garage(Subject to planning)
- Superbly Presented Throughout
- Non Estate Position
- Kitchen/Dining Room
- Original Features
- View Essential
- Council Tax Band D



ROOM DESCRIPTIONS

Reception Hall

1.45m x 5.02m (4' 9" x 16' 6") Entered via composite door from the side elevation into a light and airy spacious entrance hallway with feature tiled floor. Wall mounted vertical radiator bespoke shoe cupboard, wood panelling and storage. A step leads to an area with solid wood floor covering with internal doors accessing ground floor rooms.

Store Room

Useful storage space that could potentially be converted into a downstairs cloakroom/wc.

Lounge

3.49m x 3.72m (11' 5" x 12' 2") Located to the front of the property and benefiting from large double glazed window, panelled wall, TV point, beautifully crafted furniture located in the chimney recesses and shelving. The feature focal point of the room is a cast iron log burning fire set within an original chimney alcove with stone surround, exposed brick backdrop and stone hearth.

Dining Room

3.40m x 3.62m (11' 2" x 11' 11") With solid wood floor covering which is the continuation from the inner hallway, fitted double cupboard, double glazed window to side elevation, wall mounted radiator, half wall wood panelling, and decorative wall lighting.

Sitting Room/Snug

2.90m x 3.81m (9' 6" x 12' 6") With double glazed window to the front elevation and double glazed doors to the side elevation accessing the rear garden. Wood floor covering, TV point and all lighting.

Kitchen/Breakfast Room

3.88m x 3.61m (12' 9" x 11' 10") Mainly comprising of a range of wall and base mounted matching units with roll-top work surfaces and incorporating a one and half bowl sink draiern unit with mixer taps. Integrated electric oven, gas hob with stainless steel extractor canopy over, space for American style fridge freezer, LTV floor covering, undercounter space and plumbing for washing machine, bespoke boiler cupboard, spotlights to ceiling, double glazed window and door to the, side elevation and wall mounted radiator.

First Floor Landing

2.72m x 1.05m (8' 11" x 3' 5") Accessed via the main entrance hallway with feature wall wood panelling, exposed brick feature wall, attractive staircase and balustrade, Positive Input Ventilation System (PIV), spotlighting and loft access to ceiling.

Bedroom 1

4.28m x 3.53m (14' 1" x 11' 7") Double glazed window, feature wood panelled wall, TV point, wall mounted radiator add internal door access to en-suite.

En-Suite

1.74m x 2.44m (5' 9" x 8' 0") This three piece white suite comprises of WC, vanity unit with tiled splashback and large shower enclosure with feature tiling and main fed shower and attachment over. Wall mounted chrome heated towel rail, LTV floor covering and double glazed obscured window.

Bedroom 2

3.52m x 3.81m (11' 7" x 12' 6") With double glazed window to front elevation, wall mounted radiator and space for bedroom furniture.

Bedroom 3

2.92m x 3.82m (9' 7" x 12' 6") Double glazed window to the front and side elevations, attractive wood panelling to walls, wall mounted radiator.

Bathroom

1.97m x 3.63m (6' 6" x 11' 11") This beautifully fitted bathroom suite comprises of a WC, vanity unit and feature claw footed roll-top bath with centrally mounted taps and shower attachment. Panelling to walls, spotlights, extractor fan, double glazed window, wall mounted chrome heated rail and LTV floor covering.

Outside

The property is approached by a share driveway that leads to a parking area with timber fence boundaries to neighbouring properties. Directly outside the property is a large paved entertaining terrace with bin storage and gravelled planting area. A separate private seating area with stocked flowerbeds and borders with stone edging, trellising and shrubbery. The main part of the garden is mainly laid to lawn with stocked flowerbeds all enclosed by Pickett style fencing all offering stunning views to the rear. The garden lends itself to children being enclosed on all sides and very private.

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

