



DERBYSHIRE





**30 Walcote Close, Belper, Derbyshire DE56 0HA**  
**£220,000 - Freehold**



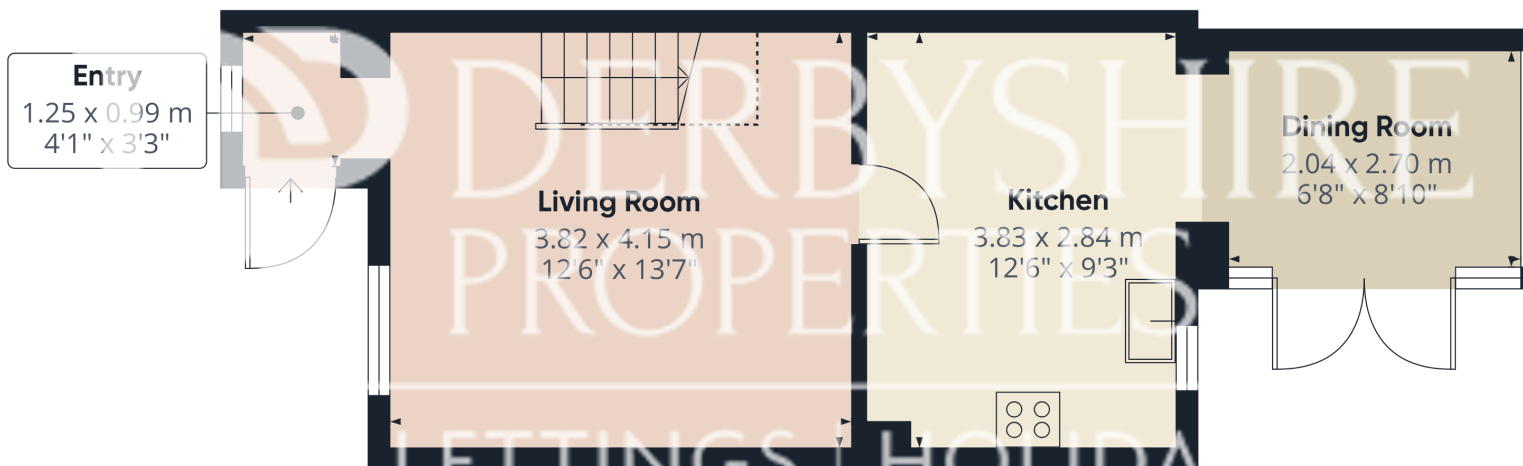
## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this superbly presented two-bedroom semi-detached property, ideally positioned on a private corner plot. The accommodation briefly comprises: entrance hall, living room with feature log burner, modern kitchen/diner, and a garden room extension. To the first floor are two double bedrooms and a contemporary bathroom. Externally, the property enjoys off-road parking for two vehicles, landscaped gardens to the rear and side elevations, and a pleasant open outlook. We believe the property will ideally suit first-time buyers taking their first steps onto the property ladder, as well as those looking to downsize.

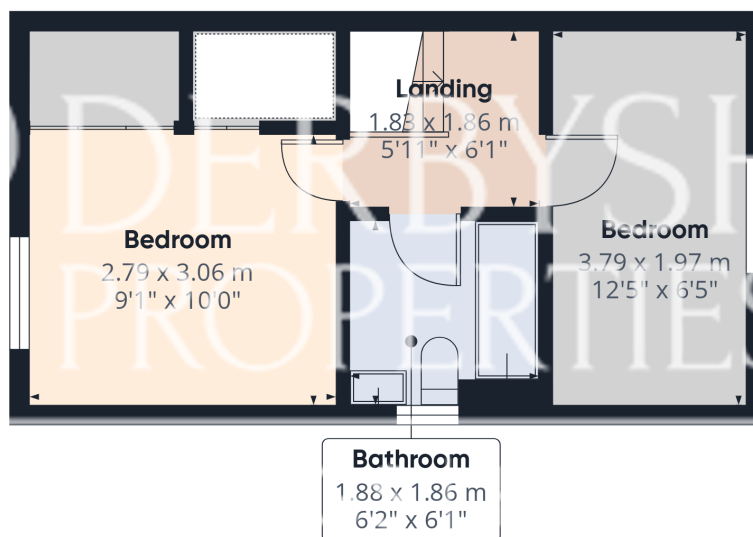
## POINTS OF INTEREST

- Beautiful Modern Semi Detached House
- 2 Bedrooms
- Living Room With Log Burner
- Landscaped Gardens & Privacy
- 2 Car Driveway
- Ideal First Home
- Garden Room
- Modern Kitchen & Bathroom
- Viewing Essential
- Council Tax Band B





Ground Floor



Floor 1

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

57.5 m<sup>2</sup>  
619 ft<sup>2</sup>

**Reduced headroom**

1.3 m<sup>2</sup>  
14 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**