

£360,000 Freehold





Features

- ***Viewing Event – 21st March between 1pm and 3pm (Please call to arrange your viewing***
- Extended Semi Detached Family Home
- 3 Double Bedrooms
- Entrance Porch, Hall & Guest Cloakroom/WC
- Elevated Position With Views
- Superb Open Plan Living Kitchen
- Ideal Family Home
- Family Bathroom Suite
- VIEWING EVENT
- Council Tax Band C

Summary of Property

Viewing Event – 21st March between 1pm and 3pm (Please call to arrange your viewing New to the market is this beautifully presented and extended period bay-fronted semi-detached property located in the highly regarded Belper Lane area of Belper.

Room Descriptions

Entrance Porch (Extension)

Entered via a UPVC door from the side elevation, this useful entrance porch provides space for coats and boots with feature storage. There is a window to the front elevation and an internal door leading to:

Entrance Hall

A light and inviting reception space with double glazed window to the side elevation, wall mounted radiator, tiled flooring and staircase leading to the first floor landing with useful understairs storage cupboard.

Guest Cloakroom/WC

Fitted with a low level WC and wall mounted wash hand basin with tiled splashback. Spotlights to ceiling, extractor fan and chrome heated towel rail.

Living Room

A spacious reception room featuring a large double glazed bay window to the front elevation enjoying elevated views across Belper. Wall mounted radiator and TV point. The focal point of the room is a cast iron log burning stove set on a tiled hearth with exposed timber lintel above. Internal glazed double doors provide access to:

Superb Open Plan Living Kitchen/Diner

Kitchen Area

Comprising a range of wall and base mounted shaker style units with modern flat edged work surfaces incorporating a sink and drainer unit with mixer tap and complementary splashbacks. Integrated appliances include dishwasher, five ring gas hob with stainless steel extractor canopy over, AEG electric oven and fridge/freezer. Tiled flooring, spotlights to ceiling and double glazed window to the rear elevation.

Dining Area

With continuation of the tiled flooring from the kitchen, further spotlights to ceiling, wall mounted radiator and useful storage cupboard. Double glazed French doors and Velux window provide access and natural light from the rear garden.

First Floor

Landing

Accessed via the main entrance hallway with spotlights to ceiling and internal doors leading to all bedrooms and the bathroom.

Bedroom 1

With large double glazed bay window to the front elevation enjoying views across Belper, wall mounted radiator and space for wardrobes.

Bedroom 2

A further double bedroom benefiting from a rear extension, with double glazed window to the rear elevation, wall mounted radiator and space for wardrobes.

Bedroom 3

With double glazed window to the rear elevation overlooking the garden, wall mounted radiator and space for bedroom furniture.

Family Bathroom

A modern four piece white suite comprising low level WC, panelled bath, pedestal wash hand basin and separate shower enclosure with wall mounted electric shower and attachment. Tiled flooring, part tiled walls, double glazed obscured window, spotlights, linen storage cupboard and wall mounted chrome heated towel rail.

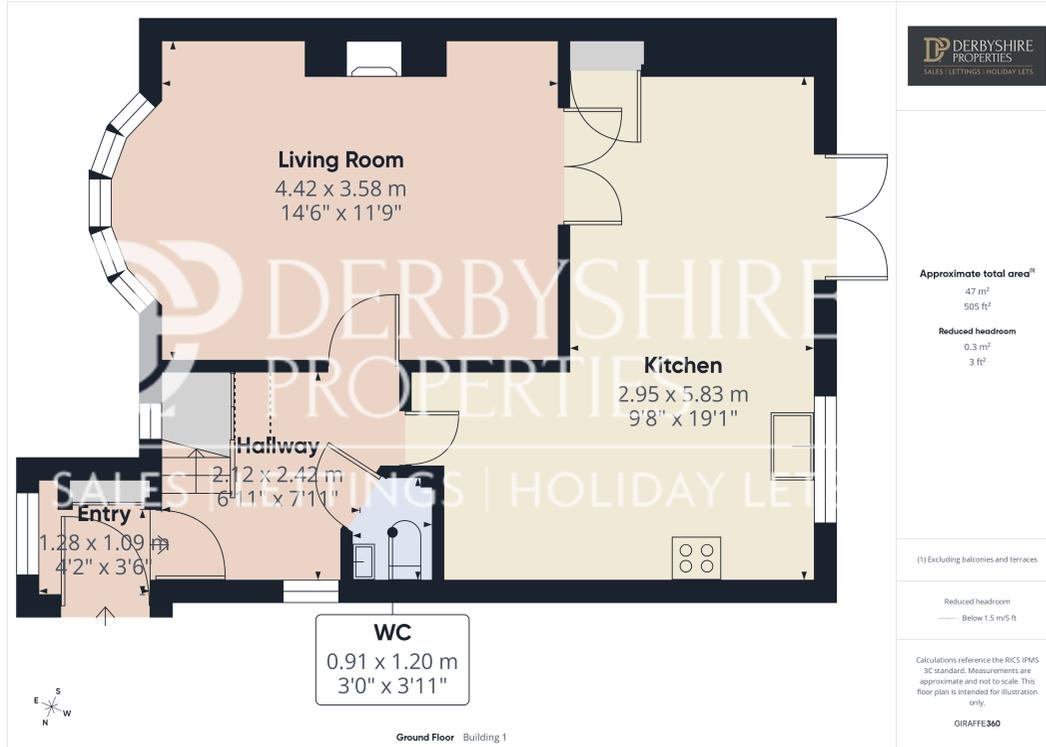
Outside

The front elevation is approached via a tarmac driveway providing parking for two to three vehicles, alongside a low maintenance gravelled frontage with attractive stone wall boundary.

To the side of the property is a useful storage area which leads to the rear garden and provides access to a detached storage garage with up and over door, light and power.

The rear garden offers a private gravelled seating area with steps leading up to a sizeable lawn with stocked flower beds and borders, along with conifer screening that provides a high level of privacy. A further paved seating area is located at the top of the garden, enjoying elevated views across Belper, all enclosed by timber fence boundaries.

Floorplan



Approximate total area⁽¹⁾

47 m²

505 ft²

Reduced headroom

0.3 m²

3 ft²

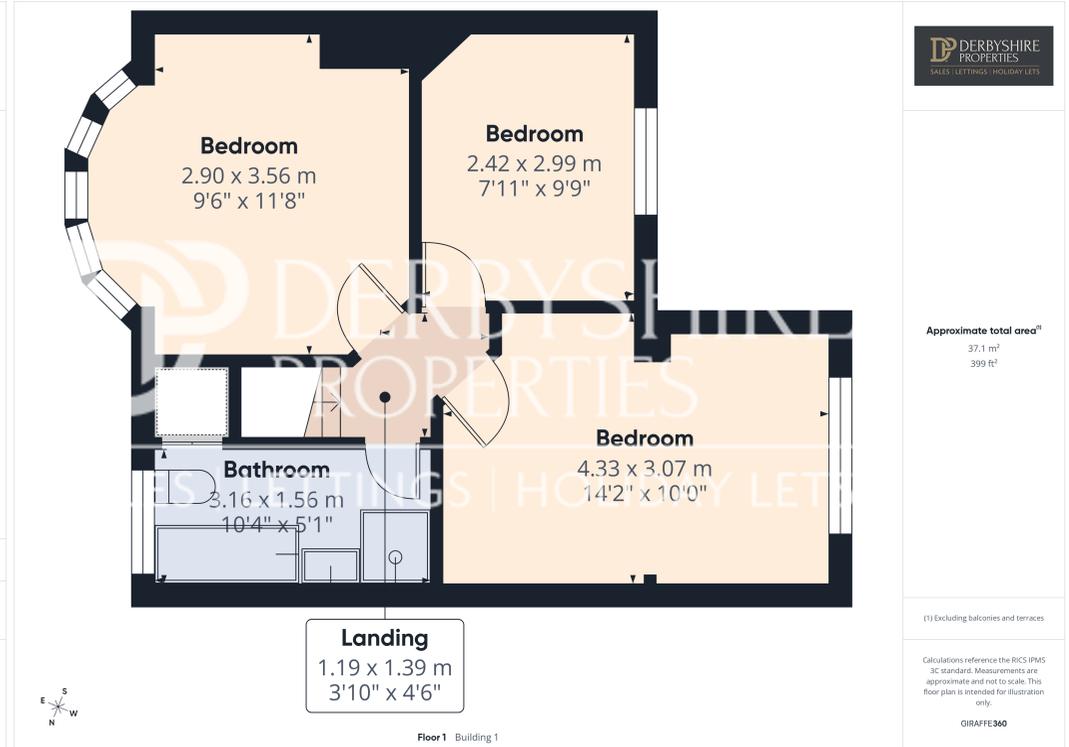
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

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Approximate total area⁽¹⁾

37.1 m²

399 ft²

(1) Excluding balconies and terraces

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