



£280,000

Nottingham Road, Belper DE56 1JL

Town House | 4 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- Modern Semi Detached Town House
- 4 Bedrooms & 3 Storeys
- Driveway & Garage
- No Chain
- L-Shaped Kitchen/Diner
- Town Centre Location
- Low Maintenance Garden
- View Essential
- COUNCIL TAX BAND C

## Property Description

Offered with no upwards chain is this spacious semi detached town house, located within close proximity to Belper town centre.

## Main Particulars

Derbyshire Properties are pleased to present this spacious 3/4 bedroom detached modern town house located with close proximity to Belper town centre. The property is offered with no upward chain and would ideally suit a number of different buyers to include first time buyers, families and potentially those looking to downsize. Offering modern living accommodation over three floors and having three bathrooms with the benefit of parking and a integral garage. We recommend an early inspection to avoid disappointment of this competitively price property.

### Ground Floor

#### Entrance Hall

6.50m x 1.03m (21' 4" x 3' 5") Entered via a double glazed sealed unit door from the front elevation, wood floor covering, useful storage cupboard, staircase to the 1st floor landing and internal doors accessing the cloakroom, garage study/bedroom four and utility room.

#### Cloakroom

1.75m x 0.96m (5' 9" x 3' 2") With low-level WC, pedestal wash hand basin with tiled splashback, wood floor covering, wall mounted radiator and ceiling mounted extractor fan.

#### Study/Bedroom 4

3.37m x 2.56m (11' 1" x 8' 5") Entered via a double glazed sealed unit door from the front elevation, wood floor covering, useful storage cupboard, staircase to the 1st floor landing and internal doors accessing the cloakroom, garage study/bedroom four and utility room.

#### Utility

2.25m x 1.99m (7' 5" x 6' 6") With low-level WC, pedestal wash hand basin with tiled splashback, wood floor covering, wall mounted radiator and ceiling mounted extractor fan.

### First Floor

#### Landing

3.15m x 0.95m (10' 4" x 3' 1") Accessed via the main entrance hallway with wall mounted radiator, staircase to 2nd floor landing and internal doors accessing both kitchen and lounge.

#### Lounge

3.21m x 4.73m (10' 6" x 15' 6") With double glazed French doors to the front elevation with Juliet balcony, TV point, wood floor covering and wall mounted radiator.

### L-Shaped Kitchen/Dining Room

5.63m x 2.58m (18' 6" x 8' 6") Kitchen area -comprising of a range of matching wall and base mounted units with modern flat edged work surfaces incorporating a stainless steel sink drainer with mixer taps and under counter space and plumbing for washing machine. Integrated electric oven, 4 ring gas hob and extractor canopy over, under cupboard lighting, spotlights to ceiling and wood floor covering.

Dining area - with two double glazed windows to the rear elevation, wood floor covering and two wall mounted radiators.

### Second Floor

#### Landing

3.14m x 1.16m (10' 4" x 3' 10") Access via the first floor landing with double glazed window to the side elevation and ceiling mounted loft access point. Internal doors lead to 3 bedrooms and family bathroom with useful storage cupboard and wall mounted radiator.

#### Bedroom 1

3.23m x 4.13m (10' 7" x 13' 7") With double glazed window to the front elevation, wall mounted radiator, a range of built in wardrobes provides useful storage and hanging space and access to a en-suite shower facility.

#### En-Suite

1.45m x 1.60m (4' 9" x 5' 3") Comprising of a three piece white suite to include WC, pedestal wash hand basin and shower enclosure with main fed shower and attachment over. Part tiling to walls, wall mounted chrome heated towel rail, laminate floor covering and ceiling mounted extractor fan.

#### Bedroom 2

3.61m x 2.51m (11' 10" x 8' 3") With double glazed window to the rear elevation, wall mounted radiator and TV point.

#### Bedroom 3

2.32m x 2.12m (7' 7" x 6' 11") Double glazed window to the rear elevation, wall mounted radiator and shelving.

#### Bathroom

1.87m x 2.50m (6' 2" x 8' 2") Comprising a three-piece white suite to include WC, pedestal wash hand basin and panelled bath with main fed shower attachment over with complementary glass shower screen. Wall mounted chrome heater towel rail, part wall tiling, ceiling mounted extractor fan and part wall tiling.

#### Outside

To the front elevation is a driveway providing parking for 2 vehicles that gives access to an integral garage with up and over door, light and power and internal door providing direct access into the main entrance hallway.

The rear garden offers a paved pathway with steps leading to a landscaped entertaining area, comprising of a covered decking area and hot tub. Further decking steps lead to a raised timber terrace which is ideal for outside entertaining and offers elevated distant views.

#### 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.

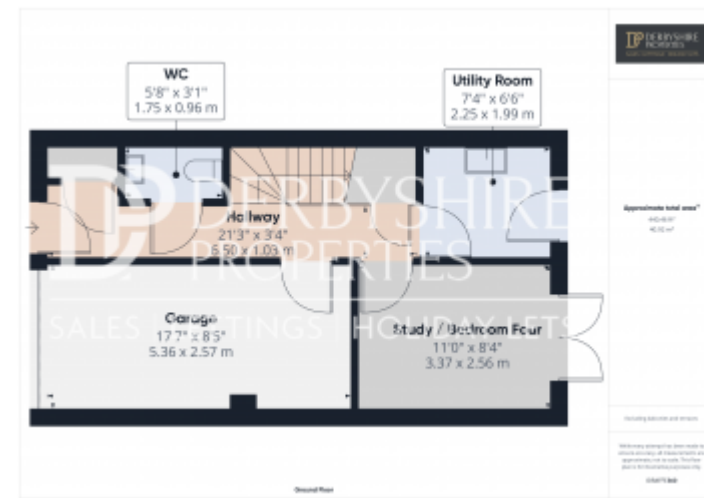
3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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.






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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