



£290,000

Church View, , Belper DE56 1JB

Town House | 3 Bedrooms | 2 Bathrooms

01773 820983

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# Step Inside

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## Key Features

- Modern Town House
- 3 bedrooms, 1 Reception Room
- En-Suite Shower Room
- Landscaped Garden With Raised Timber Terrace
- Parking And Garage
- Sought After Location
- Close To Belper Town Centre
- Ground Floor WC & Utility
- Viewing Advised
- COUNCIL TAX BAND C

## Property Description

Occupying this very desirable cul-de-sac location is this attractive three story, three bedroom modern town house offering well proportioned living space, positioned in a very desirable area on an exclusive development only a short walk from Belper town centre.

## Main Particulars

Derbyshire Properties are to present this modern three storey, three bedroom modern town house located in a sought-after position and conveniently placed within walking distance of Belper town centre. The property briefly comprises of : ground floor:- entrance, hallway, utility room, WC and garage. To the first floor there is a landing, open plan living room, breakfast/kitchen and superb rear terrace. To the second floor there are three bedrooms, with the master bedroom having an ensuite shower facility and additional family bathroom. Externally the property offers a low maintenance garden that lends itself to entertaining, but also offers a private tranquil garden and seating area.

### Ground Floor

#### Entrance Hall

6.45m x 1.26m (21' 2" x 4' 2") With door leading from the front elevation, wall mounted radiator, internal doors lead to garage, WC, utility room and staircase to the 1st floor landing.

#### WC

1.80m x 0.97m (5' 11" 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.

#### Utility Room

2.18m x 2.01m (7' 2" x 6' 7") With door to the rear elevation, wall mounted radiator, base mounted storage units with rolltop worksurfaces incorporating a stainlesssteel sink drainer unit and tiled splashback's. Undercounter space and plumbing for washing machine, wall mounted shelving, wall mounted gas combination boiler and wood effect floor covering.

### First Floor

#### Landing

3.05m x 1.21m (10' 0" x 4' 0") Accessed via the ground floor with secondary staircase to the second floor landing, wall mounted radiator and internal doors giving access to both the lounge and kitchen.

#### Living Room

5.49m x 4.67m (18' 0" x 15' 4") With feature double glazed window to the front elevation, wall mounted radiator, TV and telephone points. The feature focal point of the room is a wall mounted stainless steel 'living flame effect' gas fire with decorative wooden surround and marble effect backdrop and raised hearth.

#### Kitchen/Breakfast Room

3.33m x 4.66m (10' 11" x 15' 3") Mainly comprising of a range of wall and base mounted matching units with rolltop worksurfaces incorporating a 1 1/2 bowl 'Stainless steel' sink drainer unit with mixer taps and complimentary tiled splashback areas. Space for fridge/freezer and integrated appliances to include a 'Neff' electric oven with four ring gas hob with stainless steel splashback and extractor canopy. Wall mounted radiator, tiled floor covering, integrated dishwasher, French doors to the rear elevation and additional wall mounted radiator.

#### External Terrace

5.36m x 4.02m (17' 7" x 13' 2") Accessed via the kitchen is this useful addition to the garden that creates a sizeable entertaining area in addition to the well kept garden.

#### Second Floor

##### Landing

3.08m x 1.19m (10' 1" x 3' 11") Accessed via the first floor landing with internal doors leading to all bedrooms and family bathroom, ceiling mounted loft access point a built-in Linen storage cupboard.

##### Bedroom 1

3.31m x 4.09m (10' 10" x 13' 5") Double glazed window to the front elevation, wall mounted radiator, TV in telephone points, a range of inbuilt fitted wardrobes provide useful storage and hanging space and internal door gives access to the en-suite shower facility.

##### En-Suite

1.58m x 1.59m (5' 2" x 5' 3") Comprising of a three-piece suite to include WC, pedestal wash hand basin with tiled splashback and corner mounted shower enclosure with mains fed shower and attachment over. Tiled floor covering, wall mounted electrical shaver point, radiator and ceiling mounted extractor fan and spotlights.

##### Bedroom 2

3.34m x 2.55m (10' 11" x 8' 4") With double glazed window to the rear elevation, wall mounted radiator.

##### Bedroom 3

6' 8" x 7' 5" (2.03m x 2.26m) Double glazed window to the rear elevation, wall mounted radiator and a wardrobe with mirrored frontages.

##### Bathroom

1.87m x 2.55m (6' 2" x 8' 4") This three-piece white suite contains WC, pedestal wash hand basin and panelled bath with shower attachment over. Part tiling to walls, wall mounted heated towel rail, tiled floor covering, spotlights and extractor fan to ceiling.

##### Outside

The rear garden benefits from a superb rear terrace located from the kitchen and is ideal for entertaining with steps leading down to a low maintenance paved garden with stocked flowerbeds and borders leading to a lawn area with raised entertaining decking terrace.

##### Additional Information

We have been advised there is a yearly management charge.

##### 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.

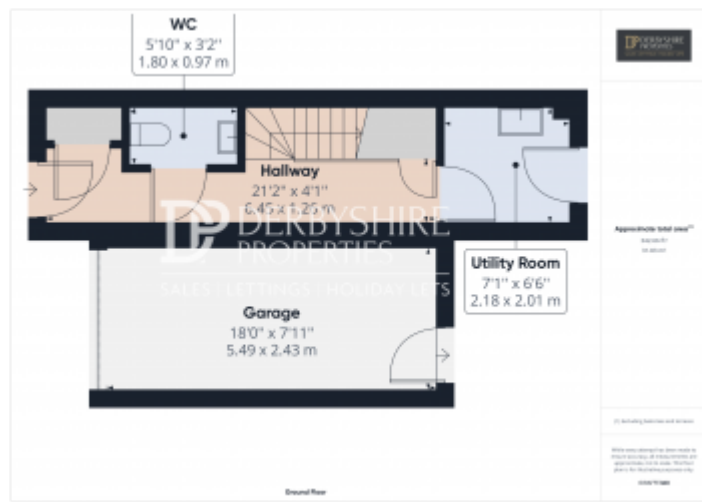
5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

7: There is a annual management charge on this property, There is a Limited Company owned by the residents, with two residents as directors that manage and contract in Ground Solutions.

The charge is £367.23 per annum.






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> |                            |   |
| (92-100) <b>A</b>                                  |                            |   |
| (81-91) <b>B</b>                                   |                            | 85  |
| (69-80) <b>C</b>                                   | 76                         |   |
| (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<br>2002/91/EC |  |

Telephone: 01773 820983

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