



£260,000

Shop Lane, Belper DE56 2AR

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01773 820983

DERBYSHIRE
PROPERTIES
SALES | LETTINGS

www.derbyshireproperties.com



Step Inside

Key Features

- Traditional Semi Detached House
- 3 Bedroom, 1 Large Reception Room
- Stunning Views Of Heage Windmill
- Large Rear Garden With Countryside Views
- Off Street Parking
- No Chain
- Ideal First Time Buyer or Family Purchase
- Viewing Advised
- COUNCIL TAX BAND C

Property Description

Offered with no chain is this traditional bay fronted semi-detached property located within extremely sought-after village location and offering superb views of Heage windmill.

Main Particulars

Derbyshire Properties are pleased to offer for sale this traditional bay-fronted semi-detached family home located in popular village setting. The property briefly comprises of entrance hall, lounge/dining room, and kitchen all to the ground floor. To the first floor there are three bedrooms and Shower room. Externally the property offers off street parking to the front elevation and sizable rear garden that offers superb views of Heage Windmill to the rear.

Entrance Hall

4.32m x 1.76m (14' 2" x 5' 9") Entered via storm porch through a UPVC double glazed seal unit door with a joining obscured windows from the front elevation. Staircase first floor landing, wall mounted radiator with decorative cover, under stairs storage pantry and internal doors access both the lounge/dining room and kitchen.

Lounge/Dining Room

7.73m x 3.53m (25' 4" x 11' 7") This light and airy room benefits from a large double glazed bay window to the front elevation and UPVC French doors to the rear elevation. Wall mounted radiator with decorative surround, feature archway, decorative coving, TV point. The feature focal point of the room is a gas fire with tiled backdrop and stone surround with raised hearth.

Kitchen

2.19m x 1.95m (7' 2" x 6' 5") Located to the rear of the property and comprising of range of all base mounted matching units with roll-top work surfaces incorporating a sink drainer unit with mixer taps and complementary splashback tiling. Undercounter space and plumbing for washing machine, wall mounted gas combination boiler, tiled floor covering, electric cooker with pull-out extractor over, double glazed window to the rear elevation and double glazed door to the side elevation.

First Floor Landing

2.09m x 1.13m (6' 10" x 3' 8") Access via the main entrance hall with double glazed window to the side elevation, decorative coating to ceiling, ceiling mounted loft access point and internal doors accessing all bedrooms and shower room.

Bedroom 1

3.40m x 3.38m (11' 2" x 11' 1") With double glazed window to the rear elevation offering superb elevated views of the surrounding countryside and historic Heage windmill. Wall mounted radiator, decorative coving and space for wardrobes.

Bedroom 2

3.71m x 2.63m (12' 2" x 8' 8") Double glazed window to the front elevation, wall mounted radiator and space for wardrobes.

Bedroom 3

2.67m x 2.35m (8' 9" x 7' 9") Double glazed window to the front elevation, wall mounted radiator and space for wardrobes.

Shower Room

2.20m x 1.92m (7' 3" x 6' 4") This recently replaced three-piece modern shower suite comprises of a WC, pedestal wash hand basin and large shower enclosure with mains fed shower and attachment over with complementary glass shower screen. Cladding and tiling to walls, double glazed obscured window, tiled floor covering, wall mounted radiator and wall mounted heater.

Outside

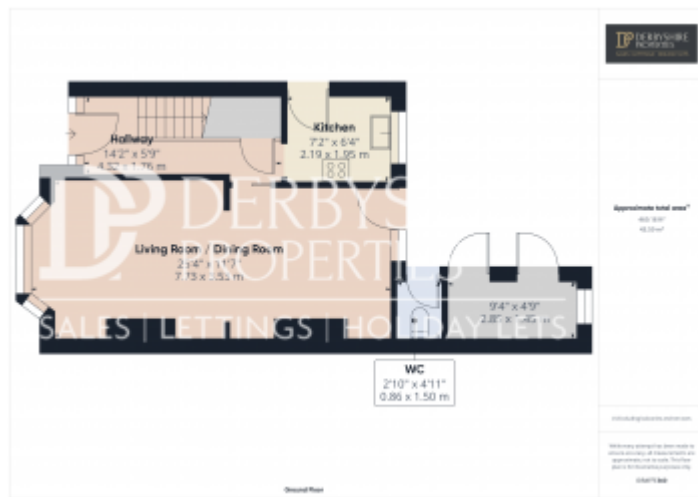
To the front elevation is an area of block paving which provides parking for two vehicles with timber boundaries to neighbouring properties and packed to the side elevation.

The delightful rear garden has a full width patio terrace which is ideal for entertaining and outside dining. Two attached outbuildings that has a WC and provide useful storage. The rear garden offers two areas of lawn with slate filled flower beds, timber fenced boundaries and large garden shed. The beautiful rear garden offers stunning views across Heage and direct uninterrupted views of Heage windmill.

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+) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Telephone: 01773 820983

 **DERBYSHIRE
PROPERTIES**
= RAINBOW IN LETTERING =

www.derbyshireproperties.com