



£325,000

Bridge View, Belper DE56 0RG

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01773 820983

DERBYSHIRE
PROPERTIES
SALES & LETTINGS

www.derbyshireproperties.com



Step Inside

Key Features

- Extended Semi Detached Family Home
- 3 Double Bedrooms
- Open Plan Living and Dining Kitchen
- Stunning Countryside Views
- Off Street Parking
- Beautiful Landscaped Gardens
- Ideal Family Purchase
- Viewing Absolutely Essential
- Cloakroom & Utility Room
- Council Tax Band B

Property Description

New to the market is this superbly presented and extended semi-detached property offering stunning elevated countryside views, within easy access to Duffield and Belper.

Main Particulars

Derbyshire Properties are delighted to present this beautifully presented and extended semi-detached house located in an elevated location offering stunning countryside views. The property briefly comprises of entrance hall, downstairs WC, Utility room, living room, dining room and kitchen. To the first floor there is a landing leading to 3 bedrooms and a bathroom. Externally the property offers well cared for landscaped gardens to front and rear offering stunning countryside views and off road parking, all within convenient access to both Duffield and Belper. This superb location offers fast access to the A6 and A38 leading to the M1 motorway and is also in the Derbyshire countryside with the River Derwent providing some delightful country walks. We believe the property would ideally suit families and an early internal inspection is essential to avoid disappointment.

Entrance Hall

0.98m x 1.30m (3' 3" x 4' 3") With composite door leading in via the front elevation, carpeted staircase, to 1st floor landing, wall mounted radiator, wood floor covering and internal door leading into lounge.

Lounge

3.72m x 4.21m (12' 2" x 13' 10") With double glazed window to the front elevation offering superb elevated views of the surrounding countryside, wall mounted radiator, TV point. The feature focal point of the room is a cast-iron log burning fire set within a chimney breast with raised tiled hearth, brick backdrop and feature stone expose lintel.

Dining Room

4.11m x 3.82m (13' 6" x 12' 6") (extended) With the continuation of the wood floor covering from the lounge, double glazed French doors to the rear elevation and stunning pitched roof with feature window providing high levels of natural light. Decorative wall lighting and internal door accessing utility and WC.

Utility Room

Mainly comprising of a range of wall and base mounted matching units incorporating a stainless steel sink drainer unit with tiled splashback's. wall mounted radiator, slate floor covering, double glazed window to the side elevation, feature floor to ceiling storage cupboard and internal door accessing the downstairs WC.

Cloakroom/WC

1.56m x 1.34m (5' 1" x 4' 5") With the continuation of the tiled floor covering from the entrance hallway, WC, pedestal wash hand basin, double glazed obscured window, spotlight to ceiling and wall mounted radiator.

Kitchen

3.48m x 2.90m (11' 5" x 9' 6") Located off the dining room and creating an open plan family living space. The kitchen comprises of a range of matching wall and base mounted units with solid wood worksurfaces incorporating a 1 1/2 bowl enamel sink drainer with mixer taps and complimentary splashback areas. Integrated dishwasher, fridge/freezer, electric oven, four ring gas hob with stainless steel extractor canopy. Spotlighting, double glazed window and wood floor covering.

First Floor

Landing

3.57m x 0.83m (11' 9" x 2' 9") Access via the main entrance hallway with double glazed obscured window to the side elevation, internal doors accessing all bedrooms and bathroom.

Bedroom 1

3.21m x 4.02m (10' 6" x 13' 2") With double glazed window providing stunning countryside views, wall mounted radiator and space for wardrobes.

Bedroom 2

3.51m x 2.90m (11' 6" x 9' 6") Double glazed window to the rear elevation offering beautiful countryside views, wall mounted radiator and fitted double wardrobe.

Bedroom 3

3.14m x 2.92m (10' 4" x 9' 7") With double glazed window to the rear elevation, wall mounted radiator.

Bathroom

2.51m x 1.71m (8' 3" x 5' 7") Comprising of a three-piece white modern suite containing WC, pedestal wash and basin and panelled bath with wall mounted mains fed shower and attachment over and complimentary glass shower screen. Part tiling to walls, tiled floor covering, double glazed obscured window, wall mounted extractor fan and shaver point, wall mounted heated towel rail.

Outside

To the front aspect is a block paved double width driveway providing parking for two cars with an attractive stone wall and hedge row boundaries to neighbouring properties. A side access pathway via pergola and timber garden gate leads to rear garden. The beautiful private and landscaped rear garden comprises of a full width patio that divides two area's of well cared for lawns with timber fencing and hedge row boundaries. The garden then opens up into a large timber decking terrace with raised sleeper style planting beds, trellising and well-stocked flowerbeds all benefiting from a beautiful countryside outlook.

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		87
(69-80) C	69	
(55-68) D		
(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 LETTERS =

www.derbyshireproperties.com