



£340,000

Field Lane, BELPER DE56 1DD

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Stunning Period Semi Detached House
- 3 Bedrooms
- Parking To Rear
- Beautifully Landscaped Gardens
- Open Plan Living Kitchen
- Close To Belper Town Centre
- Views
- Ideal Family Or Downsize Property
- Viewing Absolutely Essential
- COUNCIL TAX BAND C

## Property Description

Located within Belper's conservation area is this attractive and sizable 3 bedroom semi detached property, located within an easy walking distance of Belper town centre.

## Main Particulars

Derbyshire Properties are pleased to present this spacious semi detached property within Belper conservation area and a short walk to all local amenities. The Property is presented to an extremely high standard and offers modern open plan living kitchen that will appeal to numerous potential buyers. The property briefly comprises of :- entrance porch, entrance hallway, lounge, open plan stunning kitchen/diner and beautifully landscaped front & rear gardens with parking to rear. To the first floor there are 3 bedrooms and superb family bathroom. We believe the property will attract high levels of interest and an early internal inspection should be undertaken to avoid disappointment.

### Entrance Porch

Entered via double glazed French doors set within an attractive bespoke archway from the front aspect. An original quarry tiled floor lead to the main front door and windows with beautifully crafted stained glass inserts.

### Entrance Hallway

4.00m x 2.01m (13' 1" x 6' 7") This spacious hallway benefits from solid wood floor covering with under stairs storage cupboard and carpeted staircase to the 1st floor landing. Wall mounted radiator with decorative cover and internal doors accessing the lounge and dining areas.

### Living Room

3.77m x 3.69m (12' 4" x 12' 1") With feature large double glazed bay window to the front elevation with attractive stained glass inserts and bespoke fitted shutters. TV point, wall mounted radiator. The feature focal point Of the room is a log burning fire located within the chimney breast with exposed brick backdrop, raised hearth and useful shelving within the chimney recesses.

### Dining Room

3.79m x 3.53m (12' 5" x 11' 7") With the continuation of the stained wood floor from the entrance hallway, wall mounted vertical radiator, double glazed patio doors to the rear elevation, providing direct access onto the rear garden. Two attractive bespoke bookcases with storage cupboard and shelving located in the chimney recesses and door opening into the kitchen area.

### Kitchen

2.8m x 2.16m (9' 2" x 7' 1") Mainly comprising of a range of wall and base mounted matching units with solid wood work surfaces incorporating a 1 1/2 bowl sink drainer unit with mixer taps and complementary splashback tiling. Undercounter space and plumbing for washing machine, space for fridge/freezer, space for freestanding oven with gas and electrical points with stainless steel extractor canopy over. Wall mounted shelving, tiled floor covering and double glazed window to the rear elevation overlooking the rear garden.

### Landing

2.75m x .91m (9' 0" x 3' 0") Accessed via the main entrance hallway with double glazed window to the side elevation, ceiling mounted loft access point and internal doors accessing all three bedrooms and bathroom.

#### Bedroom 1

3.83m x 3.68m (12' 7" x 12' 1") Double glazed window to front elevation with attractive stained glass inserts, wall mounted radiator and space for numerous pieces of bedroom furniture.

#### Bedroom 2

3.81m x 3.66m (12' 6" x 12' 0") Double glazed window to rear elevation providing pleasant views over the guarding and surrounding area, decorative picture rail and fitted double wardrobe provide ample storage and hanging space.

#### Bedroom

2.28m x 2.00m (7' 6" x 6' 7") Double glazed window to the front elevation and wall mounted radiator.

#### Bathroom

2.46m x 2.10m (8' 1" x 6' 11") This spacious family bathroom comprises of a four piece suite to include WC, wash hand basin, panelled bath with shower attachment and large shower enclosure with main fed shower and attachment over with complimentary glass door. Wood floor covering, wall mounted shelving, double glazed obscured window, wall mounted chrome heated towel rail, tiled splashback areas and wall mounted extractor fan.

#### Outside

The beautifully landscaped front garden is enclosed by stone and brick wall boundaries with gated access to street and paved pathway leading to the front elevation. The pathway continues to a small front patio area that offers beautiful views over Belper and the Chevin. The front garden comprises of a number of well stocked flowerbeds and borders and an additional pathway leads to the side elevation.

The stunning rear garden offers high degrees of privacy, as well as offering beautiful views. A full with paved patio entertaining terrace, lawn with stocked borders, block paved pathways with timber sleeper edging, additional patio area with timber fenced boundaries and gated access to parking area, located at the rear. Timber garden shed, log store and brick outbuilding all provide useful outside storage. Security lighting an outside tap.

#### 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.
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- 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.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	59	
(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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