



£390,000

Hazelwood Hill, Hazelwood , Belper DE56 4AD

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

01773 820983

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Key Features

- Extended Semi Detached Family Home
- 3 Bedroom, 1 Large Reception Room
- Open Plan Living Kitchen (Extension)
- Extremely Sought After Village Location
- Beautiful Countryside Views
- Private Driveway
- Viewing Essential
- Downstairs Cloakroom
- COUNCIL TAX BAND D

Property Description

Located in the picturesque village of Hazelwood close to Duffield and Belper is the spacious three bedroom semi detached house benefiting from a semi rural location and stunning countryside views.

Main Particulars

Derbyshire Properties are delighted to introduce this beautifully presented and spacious semi detached house, located in the picturesque village of Hazelwood, close to Duffield and Belper. The location is highly regarded as one of the best villages within the area. Internally the property comprises of :- entrance hallway, spacious lounge, downstairs WC and open plan living/kitchen. To the first floor there are three bedrooms , bathroom and separate WC. Externally the property offers a spacious driveway with ample parking and landscaped rear garden overlooking rolling countryside.

Side Entrance Hallway

2.52m x 1.77m (8' 3" x 5' 10") Entered via a double glazed composite door from the side elevation into the spacious entrance hallway with solid wood floor covering. Carpeted stair case to the 1st floor landing with under stairs storage cupboards, wall mounted radiator and internal doors accessing the downstairs WC, lounge and kitchen area.

Cloakroom/WC

1.57m x 1.67m (5' 2" x 5' 6") Wall mounted wash hand basin, double glazed obscured window to the rear elevation and wall mounted radiator.

Spacious Living Room

4.11m x 4.71m (13' 6" x 15' 5") Benefiting from three double glazed windows to the front elevation and additional obscured glass window to the side elevation, wall mounted radiator, TV and telephone points. The feature focal point of the room is in a cast-iron log burning fire inset into the chimney recess with attractive exposed timber lintel and raised tiled hearth.

Open Plan Living Kitchen (Extension)

Kitchen Area

3.96m x 3.07m (13' 0" x 10' 1") Mainly comprising of a range of matching wall and base mounted 'Shaker' units with modern flat edged worksurfaces incorporating a 1 1/2 bowl stainless steel sink drainer unit with tiled splashback areas. A number of integrated appliances to include electric oven, four ring gas hob with stainless steel splashback/extractor canopy over and dishwasher. Under cupboard lighting, spotlight into ceiling, solid wood floor covering, space for American style fridge/freezer and modern wall mounted vertical radiator.

Dining Room/Garden Room

2.70m x 2.96m (8' 10" x 9' 9") This beautiful rear extension combines the kitchen and dining area seamlessly with the continuation of the wood floor covering, modern horizontal radiator, double glazed window to the rear elevation and double glazed French doors with adjoining side panels accessing the rear garden terrace.

First Floor

Landing

2.14m x 0.89m (7' 0" x 2' 11") Accessed via the main entrance hallway with internal doors giving access to all bedrooms, bathroom and WC.

Bedroom 1 (Master Suite)

4.00m x 3.06m (13' 1" x 10' 0") Located to the rear of the property and benefiting from a superb countryside view via double glazed French doors and Juliet balcony. Exposed floorboards, wall mounted radiator with decorative cover a range of in-built modern wardrobes providing useful storage and hanging space.

Bedroom 2

4.13m x 2.46m (13' 7" x 8' 1") With double glazed window to the front elevation, exposed floorboards, wall mounted radiator, space for bedroom furniture and an inbuilt double fitted wardrobe.

Bedroom 3

3.22m x 2.43m (10' 7" x 8' 0") With double glazed window, wall mounted radiator and space for bedroom furniture.

Separate WC

1.59m x 0.80m (5' 3" x 2' 7") With low-level WC, wall mounted wash hand basin with tiled splashbacks, wall mounted radiator and double glazed window.

Bathroom

1.65m x 1.75m (5' 5" x 5' 9") This modern two-piece suite comprises of a corner vanity unit with tiled splashback's, panelled bath with shower attachment and complimentary shower screen, part tiling to walls, double glazed obscured window, tiled floor covering and wall mounted, chrome heated towel rail.

Outside

The majority of the frontage is taken up with a block paved driveway providing parking for 2 to 3 vehicles. Mature hedge row boundary and flowerbed creates high levels of privacy from neighbouring properties and a side access pathway leads to the rear garden and houses 2 timber garden sheds and coal store .

The beautiful rear garden has been landscaped and comprises of a paved entertaining terrace, lawn with inset raised flower beds and a feature raised patio terrace ideal for entertaining with timber fenced boundaries and attached trellising.

Disclaimer

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2: These particulars do not constitute part or all of an offer or contract.

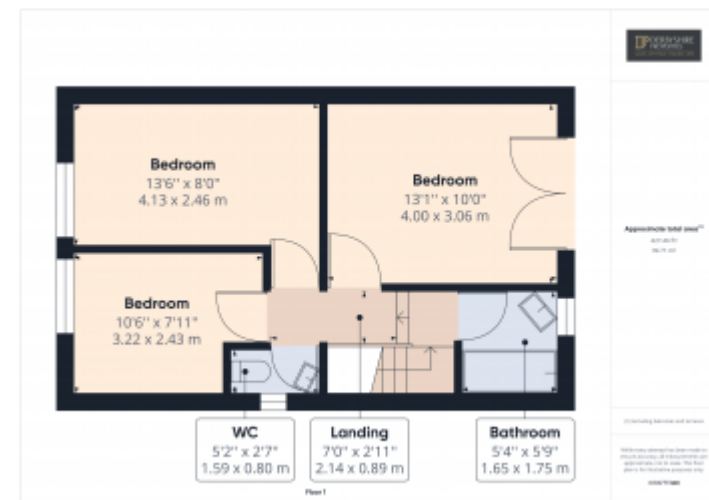
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6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.






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>		
(92-100) A		
(81-91) B		86
(69-80) C	73	
(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

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