



£240,000

Marlborough Drive, Belper DE56 1LB

Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Detached house with single garage
- 3 bedrooms, 1 Reception Room
- in need of modernisation
- Cul-De-Sac Location
- close to shops
- No Upward Chain

Property Description

Located on a quiet cul-de-sac position is this three bedroom detached family home in need of some degree of modernisation. We recommend an early internal inspection for this competitively priced property.

Main Particulars

Derbyshire Properties are pleased to present this three bedroom detached family home in need of modernisation, Positioned on a quiet cul-de-sac location, close to schools and parks. The property is offered with no upward chain and supplemented by sealed unit double glazing and gas central heating.

The property also has the opportunity (subject to planning) to extend to the side or rear elevations. We believe the property would ideally suit first time buyers and small families and an early internal inspection should be undertaken to avoid disappointment.

Entrance Hall

6' 0" x 4' 4" (1.83m x 1.32m) Entrance hall - entered via sealed unit double glazed door with adjoining obscured side panel to the front elevation, warm mount double radiator, carpeted staircase to 1st floor landing, feature frosted internal window and door leading into lounge

Lounge

16' 0" x 11' 7" (4.88m x 3.53m) Lounge - with double glazed bay window to the front elevation, wall mounted radiator, decorative dado rail, add internal door leading to dining area. The focal point of the room is a warm mounted fire with stones surround and raised hearth.

Kitchen/Dinner

10' 0" x 14' 7" (3.05m x 4.45m) Kitchen/dining room - located to the rear of the property and comprising of a range of base mounted matching units with rolltop work surfaces incorporating a one and a half bowl sink drain unit with mixer taps and tile splashback areas. Undercounter space and plumbing for washing machine and dishwasher. Two double glaze windows to the rear elevation, wall mounted radiator, door to the side elevation, warm mounted glass display cabinets, breakfast bar and two useful storage cupboards.

First Floor

Landing access via the main entrance entrance hallway with double glazed obscured window to the side elevation, ceiling mounted loft access point add internal doors accessing all three bedrooms.

Bedroom 1

13' 0" x 8' 4" (3.96m x 2.54m) with double glazed window to the front elevation, wall mounted radiator and a range of fitted bedroom furniture.

Bedroom 2

13' 0" x 8' 4" (3.96m x 2.54m) with double glazed window to the rear elevation, wall mounted radiator and TV aerial point.

Bedroom 3

9' 0" x 6' 0" (2.74m x 1.83m) with double glazed window to the front elevation and wall mounted radiator

Bathroom

6' 0" x 6' 0" (1.83m x 1.83m) Comprising of a three piece white suite to include WC, pedestal wash hand basin and wood panelled bath with wall mounted electric shower and attachment over. Part tiling walls, wall mounted single radiator and double glazed obscured window.

Outside

To the front elevation is an area of lawn with side driveway providing parking for three vehicles that gives access to a detached brick built garage with up and over door light and power. The rear garden is mainly laid to lawn with stocked flowerbeds and inset pathway leading to a large patio area housing a timber garden shed. The garden is enclosed on all sides by fencing and wall boundaries and lends itself to a potential extension (subject to planning).

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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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+) A		
(81-91) B		81
(69-80) C	67	
(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	

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