



£280,000

Leche Croft, Belper DE56 0DD

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Stunning Semi-Detached House
- 3/4 Bedrooms
- Side & Rear Extensions
- Landscaped Private Gardens
- Superb Kitchen/Diner (rear extension)
- Huge Principal Bedroom (Side Extension)
- En Suite And Family Bathroom
- Close To Schools
- View Absolutely Essential!
- COUNCIL TAX BAND C

Property Description

New to the market is this beautifully presented and extended 3/4 bedroom semi-detached property located within a quiet cul-de-sac location and offering spacious living accommodation throughout.

Main Particulars

Derbyshire Properties are delighted to present this beautifully presented and extended semi-detached property located within a quiet cul-de-sac location. The property briefly comprises of. :- entrance hall, living room, office/bedroom four, utility room and a superb open plan living kitchen. To the first floor a landing leads to 3 double bedrooms, family bathroom and en-suite to the master bedroom. Outside the property is located on a corner plot position with beautifully planted landscaped gardens and driveway. We recommend the property would ideally suit families and extended families looking to be within close proximity of all local schools and an immediate internal inspection should be undertaken.

Entrance Porch

1.32m x 1.38m (4' 4" x 4' 6") Entered via unit double glazed door from the front elevation, wood floor covering, wall mounted radiator, coat storage and internal door leading to:-

Living Room

3.57m x 4.51m (11' 9" x 14' 10") With double glazed window to the front elevation, open plan staircase to 1st floor landing, TV point and wall mounted radiator. Internal doors lead to kitchen and ground floor office/bedroom 4.

Office/Bedroom 4 (Side Extension)

4.44m x 3.21m (14' 7" x 10' 6") This wonderful addition to the house is located to the side elevation enjoys double glazed windows to the front, side and rear elevations creating a light and airy room. Wall mounted radiator, internal door leading to. :-

Utility (Potential Shower Room)

1.66m x 1.56m (5' 5" x 5' 1") With base mounted storage cupboards with inset stainless steel sink drainer unit with mixer taps and tiled splashback areas. Worktop with under counter space and plumbing for washing machine, wall mounted extractor fan and double glazed sealed unit door to the rear elevation.

Superb Open Plan Living Kitchen (Rear Extension)

2.68m x 4.52m (8' 10" x 14' 10") Kitchen Area - This beautiful kitchen extension comprises of a range of wall and base mounted matching units with quartz worksurfaces incorporating a Belfast sink with mixer taps. Range of inbuilt appliances to include assisted oven, hob with hidden extractor fan and dishwasher. Under cupboard lighting, wood floor covering, spotlighting to ceiling and wall mounted modern vertical radiator.

2.01m x 4.35m (6' 7" x 14' 3") Dining Area - With the continuation of the wood floor covering from the kitchen area, wall mounted modern vertical radiator, patio doors to the rear elevation, Velux skylights, large double glazed picture window and additional window and door to the side elevation providing access onto the garden. The kitchen also boasts an attached central island with additional storage cupboards and Quartz work surface.

First Floor

Landing

1.74m x 1.28m (5' 9" x 4' 2") Accessed via the living room with internal doors accessing all three bedrooms and bathroom, ceiling mounted loft access point.

Bedroom 1 (side extension)

4.40m x 3.29m (14' 5" x 10' 10") With double glazed windows to the front and side elevations, spotlighting to ceiling, fitted wardrobes, wall mounted radiators and archway leading to en-suite .

En-Suite

1.75m x 1.32m (5' 9" x 4' 4") Comprising of a three-piece white modern suite to include an encased WC, vanity unit and corner shower enclosure with mains fed shower and attachment over. Ceiling mounted spotlighting, wall mounted extractor fan, wall mounted chrome heated towel rail and vinyl floor covering.

Bedroom 2

2.65m x 4.48m (8' 8" x 14' 8") With two double glazed windows to the front elevation, to wall mounted radiators, wood floor covering and space for wardrobes.

Bedroom 3

2.73m x 2.39m (8' 11" x 7' 10") With double glazed window to the rear elevation, wall mounted radiator and wood floor covering.

Bathroom

1.80m x 1.98m (5' 11" x 6' 6") This modern bathroom suite comprises an encased WC, circular glass bowl sink with freestanding mixer tap and double ended bath with main shower and attachment over with complementary glass shower screen. Full tiling to walls and floor, wall mounted extractor fan, wall mounted chrome heater towel rail, double glazed obscured window and spotlights to ceiling.

Outside

To the front elevation is a driveway that provides parking for two vehicles to the side elevation. Timber fenced boundaries with garden gate then leads to the side and rear gardens.

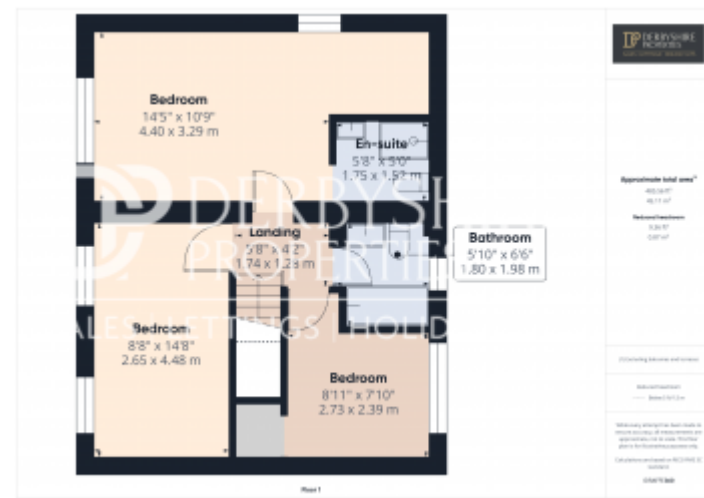
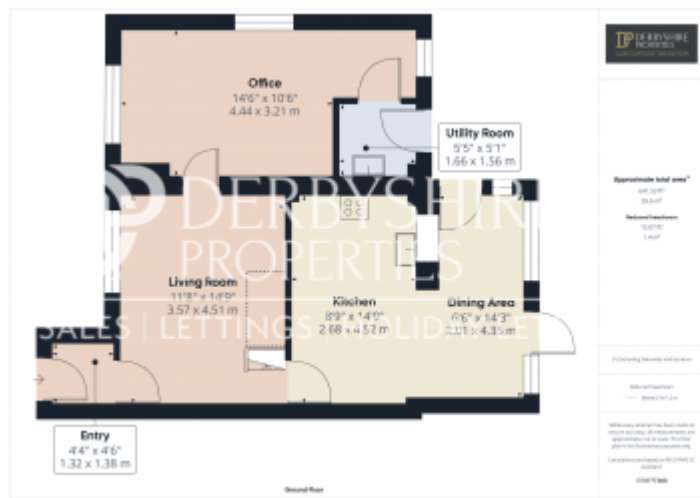
The superbly landscaped side and rear garden offers a low maintenance garden with high degrees of privacy. The gardens have a large paved entertaining terrace, gravelled borders, timber fence boundaries, timber garden shed outside tap and a range of well stocked flowerbeds and borders with mature trees to neighbouring properties.

Disclaimer

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- 2: These particulars do not constitute part or all of an offer or contract.
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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		85
(69-80) C	74	
(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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