



£230,000

Over Lane, Belper DE56 0HW

Terraced House | 2 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Large Mid Terraced Property
- 2 Double Bedrooms (Plus Attic Room)
- 2 Reception Rooms & Kitchen
- Beautiful Landscaped Gardens
- Off Street Parking
- Ideal First Time Buy
- Spacious Accommodation Throughout
- Large Family Bathroom

Property Description

Derbyshire Properties are pleased to present this spacious well proportioned mid terrace property to the market. Offering two reception rooms, modern fitted kitchen, two double bedrooms, plus a useful attic room and a spacious family bathroom making this an ideal property for first time buyers or people looking to downsize.

Main Particulars

Derbyshire Properties is pleased to present a spacious and well-proportioned mid terrace property now available on the market. This home offers an ideal opportunity for first-time buyers or those looking to downsize.

The property features two inviting reception rooms, complemented by a modern fitted kitchen that enhances functionality and style. Additionally, it boasts two double bedrooms, providing ample space for comfortable living.

A useful attic room adds versatility to the layout, while the spacious family bathroom caters to all your needs. This combination makes it an excellent choice for families or individuals alike.

Situated close to local amenities and on the main bus route, residents will enjoy convenient access to the A38. The location further enhances its appeal, ensuring ease of travel and daily conveniences.

We highly recommend scheduling an early internal inspection to appreciate this property fully and avoid disappointment.

Side Entrance Hall

With double glazed sealed unit door leading from the side elevation, staircase to the 1st floor landing with useful storage cupboard beneath and internal doors accessing both reception rooms.

Living Room

3.75m x 3.44m (12' 4" x 11' 3") With double glazed window to the front elevation, wood floor covering, decorative coving to ceiling, TV and telephone points. The feature focal point of the room is a log burning fire with decorative exposed brick and timber lintel surround with raised hearth.

Dining Room

3.72m x 3.72m (12' 2" x 12' 2") The spacious room opening into the kitchen with double glazed window to the rear elevation overlooking the garden, wood floor covering, wall mounted radiator, decorative coving to ceiling. The focal point is a chimney alcove ideal for additional log burner and door opening accesses the kitchen area.

Kitchen

2.28m x 3.06m (7' 6" x 10' 0") Mainly comprising of a range of matching wall and base mounted units with roll-top worksurfaces incorporating a stainless steel sink drain unit with mixer taps with tiled splashback areas. Integrated electric oven with ceramic hob and stainless steel extractor canopy over, space for fridge and freezer, wall mounted shelving, double glazed window to the rear elevation and door accessing the rear garden.

First Floor

First Floor Landing

Accessed from the side entrance hallway is this spacious landing with full width storage cupboard ideal for additional storage and hanging space. Internal doors lead to both bedrooms and bathroom with secondary staircase leading to the attic room.

Bedroom 1

3.72m x 3.74m (12' 2" x 12' 3") With double glazed window to the rear elevation overlooking the rear garden, wall mounted radiator and space for bedroom furniture.

Bedroom 2

2.87m x 3.50m (9' 5" x 11' 6") Double glazed window to the front elevation, wall mounted radiator in storage cupboard.

Bathroom/WC

This well proportioned family suite comprises of low-level WC pedestal wash hand basin and bath with shower attachment over. separate standing shower enclosure with mains fed shower and attachment over, double glazed obscured window to the front elevation, wall mounted chrome heated towel rail, part tiling to walls and ceiling mounted extractor fan.

Second Floor

Attic Room

Accessed from the first floor landing with 'Velux' window to the front elevation, wall mounted radiator and storage cupboards located in the roof eaves.

Outside

The front of the property is a block paved parking area for one or two vehicles with a shared side entrance leading to the rear garden. The rear garden has a full width large entertaining terraced with brick outbuilding providing secure storage. The garden is mainly laid to lawn and is enclosed on all sides by timber fencing with stocked flowerbeds and herbaceous borders.






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>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(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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