



£300,000

Church View, Derbyshire DE56 1JB

Terraced House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Modern Town House
- 3 Bedrooms
- Kitchen/Breakfast Room
- En Suite to Master Bedroom
- Easy Reach Of Belper Town
- Drive & Integral Garage
- No Upward Chain
- Quiet Cul-De-Sac Position
- Elevated Views
- COUNCIL TAX BAND C

## Property Description

Located within easy reach of Belper town centre is this modern three story town house, benefiting from an off-road position and offering accommodation over three floors.

## Main Particulars

Derbyshire Properties are pleased to present is three story modern town house located within easy reach of Belper town centre and all the amenities on offer. The property benefits from an off road position with a lovely outlook to the front elevation also offering with elevated views. We believe the property would ideally suit families and second time buyers and we recommend an early until inspection to avoid disappointment .

### Ground Floor

#### Entrance Hallway

6.47m x 1.36m (21' 3" x 4' 6") Entered via door from the front elevation, internal door to garage, wall mounted thermostat control, wall mounted radiator, porcelain tiles, additional wall mounted radiator, staircase to 1st floor landing and internal doors accessing both the downstairs WC and utility room

#### Cloakroom

1.88m x 1.0m (6' 2" x 3' 3") With low-level WC, pedestal wash hand basin with tiled splashback, ceiling mounted extractor fan and wall mounted radiator.

#### Utility Room

2.21m x 2.06m (7' 3" x 6' 9") Comprising of base mounted storage cupboards with undercounter space and plumbing for washing machine and stainless steel sink with mixer taps and tiled splashback. Wall mounted shelving, cupboard, wall mounted gas combination, boiler, porcelain tiled floor covering and door to rear elevation.

### First Floor

#### Landing

3.16m x 1.13m (10' 4" x 3' 8") Accessed via the main entrance hallway with secondary staircase leading to the 2nd floor landing, internal door to the lounge and kitchen and wall mounted radiator.

#### Living Room

5.51m x 4.51m (18' 1" x 14' 10") Located to the front aspect and benefiting from large window offering superb views across Belper and the Chevin. Wall mounted radiator, TV point. The feature focal points of the room is a wall mounted fire with decorative surround, backdrop and raised hearth.

#### Dining Area

Wall mounted radiator, space for dining table and internal door leading to kitchen.

#### Kitchen/Breakfast Room

3.29m x 4.71m (10' 10" x 15' 5") Mainly comprising of range of wall and base mounted matching units with roll top work surfaces incorporating a sink drainer unit with mixer taps and complementary splashback areas. Integrated electric Neff oven, 4 ring gas hob, stainless steel extractor canopy and splashback. Space for fridge/freezer, undercounter space and plumbing for dishwasher, tiled floor covering, wall mounted radiator and patio doors allowing for access onto a decking terrace. Additional double glazed window overlooking the rear garden.

#### Second Floor

##### Landing

2.03m x 1.24m (6' 8" x 4' 1") Accessed via the first floor landing with internal doors giving access to all three bedrooms and family bathroom with useful linen storage cupboard. Wall mounted radiator, ceiling mounted loft access point.

##### Bedroom 1

3.35m x 4.09m (11' 0" x 13' 5") Double glazed window to the front elevation offering to elevated views, wall mounted radiator and fitted wardrobes, TV point and internal door accessing the en-suite shower facility.

##### En-Suite

1.58m x 1.60m (5' 2" x 5' 3") Comprising of three-piece white suite to include WC, pedestal wash hand basin and shower enclosure with main fed shower and attachment over. Wall mounted radiator, tiled floor covering, double glazed obscured window and spotlights and extractor fan to ceiling..

##### Bedroom 2

3.31m x 2.53m (10' 10" x 8' 4") Double glazed window to the rear elevation, wall mounted radiator.

##### Bedroom 3

2.31m x 2.11m (7' 7" x 6' 11") Double glazed window to the rear elevation, wall mounted radiator.

##### Bathroom

1.86m x 2.54m (6' 1" x 8' 4") Comprises of a three-piece suite to include WC, pedestal wash hand basin and panelled bath with shower attachment over. Tiling walls, heated towel rail, tiled floor covering, spotlights, extractor ceiling and wall mounted electrical shaver point.

##### Outside

To the front elevation is an off street parking space for one vehicle giving access to an integral garage with up and over door, light and power. The rear garden benefits from a raised decking terrace and this is accessed via the kitchen with useful storage shed beneath. The garden is mainly laid to lawn with stocked flowerbeds and borders, timber fenced boundaries and further decking terrace.

##### Additional information

We have been advised there is a yearly management charge.

##### 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.
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- 7: There is a annual management charge on this property, There is a Limited Company owned by the residents, with two residents as directors that manage and contract in Ground Solutions.  
The charge is £367.23 per annum.







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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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