



£310,000

Millersdale Close, Belper DE56 1HP

Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Extended Detached Family Home
- 3 Bedrooms & 1 Bathroom
- Landscaped Front And Rear Garden
- Driveway, Car Port and Garage
- Sought After Location Close To School
- Quiet Cul-De-Sac
- Ideal Family Purchase
- View Absolutely Essential!
- COUNCIL TAX BAND C

Property Description

New to the market is this spacious and extended three bedroom detached home located on highly regarded cul-de-sac.

Main Particulars

Derbyshire Properties are pleased to present this spacious and extended detached family home positioned on a sizable plot and sought after location. The property briefly comprises of :- entrance hall, extended kitchen/breakfast room and extended lounge. To the first floor a landing provides access to 3 double bedrooms and family bathroom. Externally the property is located on a sizable plot with front and rear gardens, block paved driveway, carport and garage. The location is considered locally very highly and we recommend the property will ideally suit families who are looking to be close to the local schools

Entrance Hall

Entered via composite door with adjoining obscured window from the front elevation, carpeted staircase to the 1st floor landing, wall mounted radiator with decorative cover and under stairs storage cupboard and alcove.

Extended Lounge

This large light and airy room benefits from windows to the front and rear elevations. Wall mounted radiators, TV point and the feature focal point of the room is a wall mounted gas living flame effect fire with decorative wooden surround, marble backdrop and raised hearth.

Extended Kitchen/Breakfast Room

Kitchen area - comprising of a range of wall & base mounted matching units with roll-top work surface incorporating a single sink draining unit with mixer taps and complementary tile splashback. Integrated electric oven with a four ring gas hob over, useful floor to ceiling large cupboards, integrated microwave, under cupboard lighting, wood floor covering and double glazed window to side elevation.

Breakfast area - with the continuation of the wood floor covering from the kitchen. Wall mounted radiator with decorative cover and large double glazed patio doors to rear elevation allowing for rear access onto the garden.

First Floor

Landing

Accessed from the main entrance hall with double glazed window and ceiling mounted loft access point.

Master Bedroom (Extended)

This spacious master bedroom benefits from double glazed window to the rear elevation, wall mounted double radiator, and a range of fitted wardrobes. The room also lends itself to the creation of an en-suite.

Bedroom 2

Double glazed window to the rear elevation, wall mounted radiator, fitted storage cupboard and space for bedroom furniture.

Bedroom 3

Double glazed window to the front elevation and wall mounted radiator.

Bathroom

Comprising of a three-piece white suite to contain an encased WC, attached vanity unit and panelled bath with shower and attachment over. Fully tiled walls, double glaze obscured window, wall mounted radiator and vinyl floor covering.

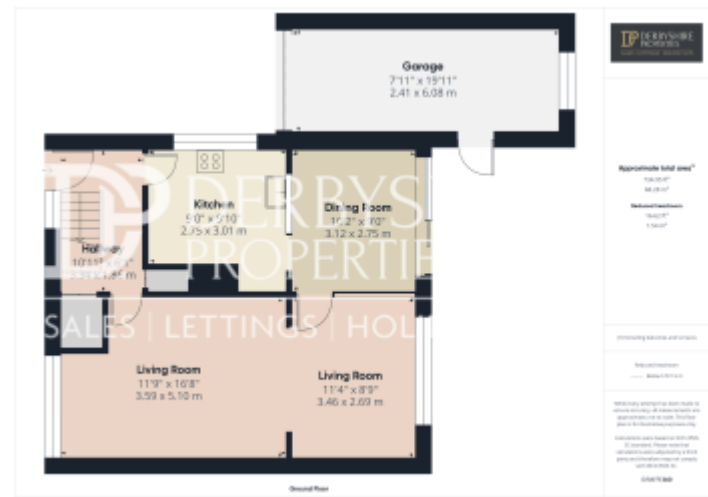
Outside

To the front elevation is a large block paved driveway that provides parking for 2 to 3 vehicles and leads to a carport and detached garage with up and over door. The front garden also offers an area of lawn with stocked flowerbeds and borders. The rear garden has a full width attractive patio with inset flowerbeds leading to an area of lawn surrounded by stocked borders and timber fence boundaries. A low maintenance gravelled planting area with stocked flowerbeds and garden shed.

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.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 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+) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(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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