



£300,000

Whitemoor Lane, Belper DE56 0HB

Semi-Detached House | 3 Bedrooms | 3 Bathrooms

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Step Inside

Key Features

- Spacious Semi Detached Home
- Three Bedrooms
- Easy Reach of Belper Town Centre
- Parking for 2/3 Vehicles
- Landscape Rear Garden
- Viewing Highly Recommended

Property Description

Located within close proximity to Belper town Centre is this modern, spacious three bedroom semi detached property ideally suiting young families.

Main Particulars

Derbyshire Properties are pleased to offer for sale this superbly presented modern, spacious three bedroom semi detached property located within easy reach of Belper town Centre. The property offers spacious and contemporary accommodation throughout with modern kitchen and bathrooms and a superb professional landscaped rear garden.

The property briefly comprises of :- entrance hall, guest cloakroom, living room, superb kitchen/dining room. To the first floor the landing provides access to three bedrooms, family bathroom and ensuite is located off the master bedroom. The property provides parking for 2 to 3 vehicles and the superb landscape rear garden offers a patio, lawn and views.

We believe the property would ideally suit young families and potentially first time buyers and an immediate inspection should be undertaken to avoid disappointment.

Entrance Hall

Entered via composite door from the front elevation with adjoining obscured window. Wood floor covering, wall mounted radiator.

Guest Cloakroom

Comprising of a two piece suite to include WC and pedestal wash hand basin with tiled splashback. Wall mounted radiator, wood floor covering and double glazed obscured window to the side aspect.

Living Room

15' 4" x 14' 6" (4.67m x 4.42m) This spacious, light and airy room has a double glazed window to the front elevation, wall mounted radiator, wood floor covering, TVpoint and staircase to 1st floor landing. Door leads to:-

Superb Kitchen / Dining Room

18' 2" x 9' 1" (5.54m x 2.77m) This beautifully designed modern kitchen comprises of a range of wall and base mounted units with quartz worksurface incorporating sink with feature hot water tap. Numerous incorporated appliances include induction hob with extractor canopy over, double oven, fridge/freezer and dishwasher. Double glazed window to the rear elevation, spotlighting to ceiling, wood floor covering and a superb breakfast bar with seating space and additional storage is central to the room.

The dining area has a continuation of the wood floor covering, wall mounted radiator, spotlighting and double glazed French doors that provide access to the rear garden.

First Floor

Landing

Accessed by the living room with internal doors providing access to all three bedrooms, and family bathroom. Wall mounted radiator, double glazed window to the side elevation and useful linen storage cupboard.

Bedroom One

10' 6" x 9' 2" (3.20m x 2.79m) With double glazed window, wall mounted radiator, TV point and fitted wardrobes that provide use for storage and hanging space. Internal door leads to:-

En-Suite

7' 7" x 3' 10" (2.31m x 1.17m) Comprising of a modern three-piece suite to contain WC, pedestal wash hand basin and large shower enclosure with mains shower and attachment over. Fully tiled walls, spotlights and extractor fan to ceiling, tiled floor covering and wall mounted chrome heated towel rail.

Bedroom Two

10' 10" x 8' 5" (3.30m x 2.57m) Double glazed window, wall mounted radiator, TV point and space for the bedroom furniture.

Bedroom Three

8' 8" x 7' 6" (2.64m x 2.29m) Double glazed window, wall mounted radiator and TV point.

Bathroom

6' 11" x 6' 0" (2.11m x 1.83m) Comprising of a three-piece white modern suite to include WC, pedestal wash hand basin and panelled bath with mains fed shower and attachment over with complementary glass shower screen. Fully tiled floor and walls, double glazed obscured window, spotlights and extractor fan to ceiling, wall mounted chrome heated towel rail.

Outside

The property is enclosed to the front elevation by an attractive stone wall that front of the street and borders as the neighbouring property. A large driveway provides access to the rear garden and supplies parking for 2 to 3 vehicles. The rear garden has been professionally landscaped and offers to paved entertaining terraces, lawn all enclosed by timber fencing and wall boundaries. Outside light, tap and timber 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		90
(81-91) B		
(69-80) C	78	
(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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