





**** NO UPWARD CHAIN****

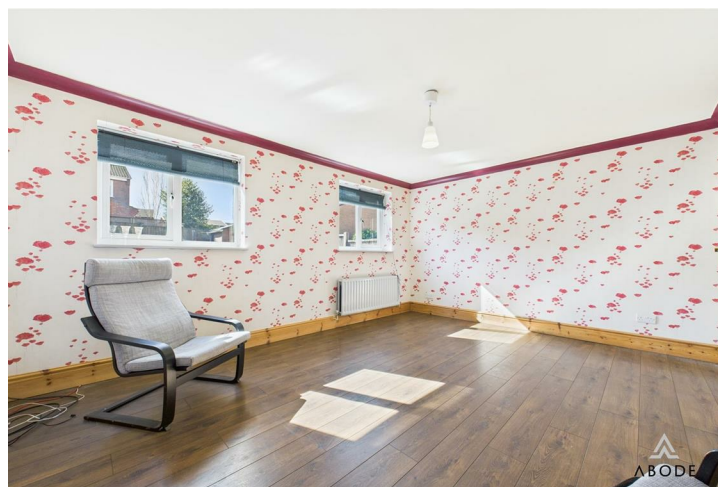
Located in a sought-after area, this modern three-bedroom detached home is ideal for families and professionals. Featuring gas central heating and uPVC double glazing, it offers a spacious and well-maintained interior with excellent access to local amenities and transport links.

The property opens into a welcoming entrance hall, leading to a guest cloakroom WC and a stylish kitchen, complete with fitted units, a composite sink, and space for appliances. The generously sized lounge/dining room benefits from dual rear-facing windows and a feature gas fireplace.

Upstairs, the property offers three well-proportioned bedrooms, all with central heating radiators and double-glazed windows. The modern shower room includes a walk-in shower, wash basin, and WC.

Externally, a low-maintenance south-facing garden boasts tiered paved areas and a composite shed, ideal for storage. A private driveway provides off-road parking and leads to the integral garage, which houses the central heating boiler.

Conveniently located just a mile from Belper town centre, the property offers easy access to shops, schools, and transport links, including rail services to London and Derby.



ABODE
SALES & LETTINGS

Hallway

Featuring a staircase rising to the first-floor landing, a central heating radiator, a telephone point, a thermostat, a UPVC double-glazed side entry door with an adjoining UPVC double-glazed frosted glass window to the side elevation, a smoke alarm, and internal doors leading to:

Kitchen

With a UPVC double-glazed window to the front elevation, a range of matching base and eye-level storage cupboards and drawers, drop-edge preparation work surfaces, and complementary tiling. Includes a composite sink and drainer with a mixer tap, plumbing and under-counter space for freestanding white goods, a central heating radiator, a consumer unit, and a built-in extractor fan.

Lounge

With two UPVC double-glazed windows to the rear elevation, a central heating radiator, a focal point gas fireplace with a timber-style surround, a TV aerial point, and a carbon monoxide detector.

W.C.

Featuring a low-level WC and a corner floating wash hand basin, central heating radiator and extractor fan.

Landing

With a UPVC double glazed window to the side elevation, smoke alarm, access into loft space via loft hatch with pulldown ladders, internal doors leads to:



Bedroom One

With a UPVC double glazed window to the front elevation and central heating radiator.

Bedroom Two

With a UPVC double glazed window to the rear elevation, TV aerial point and central heating radiator.

Bedroom Three

With a UPVC double glazed window to the rear elevation and central heating radiator.







Shower Room

With a UPVC double glazed frosted glass window to the front elevation, featuring a three-piece shower room suite, comprising of low-level WC, pedestal wash hand basin, shower cubicle with PVC panelling to wallcoverings, rainwater showerhead and glass screen, heated towel radiator and extractor fan.

Outside


The exterior of the property boasts a thoughtfully designed outdoor space, featuring a series of tiered paved areas. These levels incorporate a variety of timber-framed planting beds. A durable composite outdoor shed with a pitched roof, door, and window offers practical storage solutions. Additionally, the garden benefits from a desirable south-facing aspect, ensuring plenty of natural sunlight throughout the day—perfect for outdoor relaxation and entertaining.

Garage

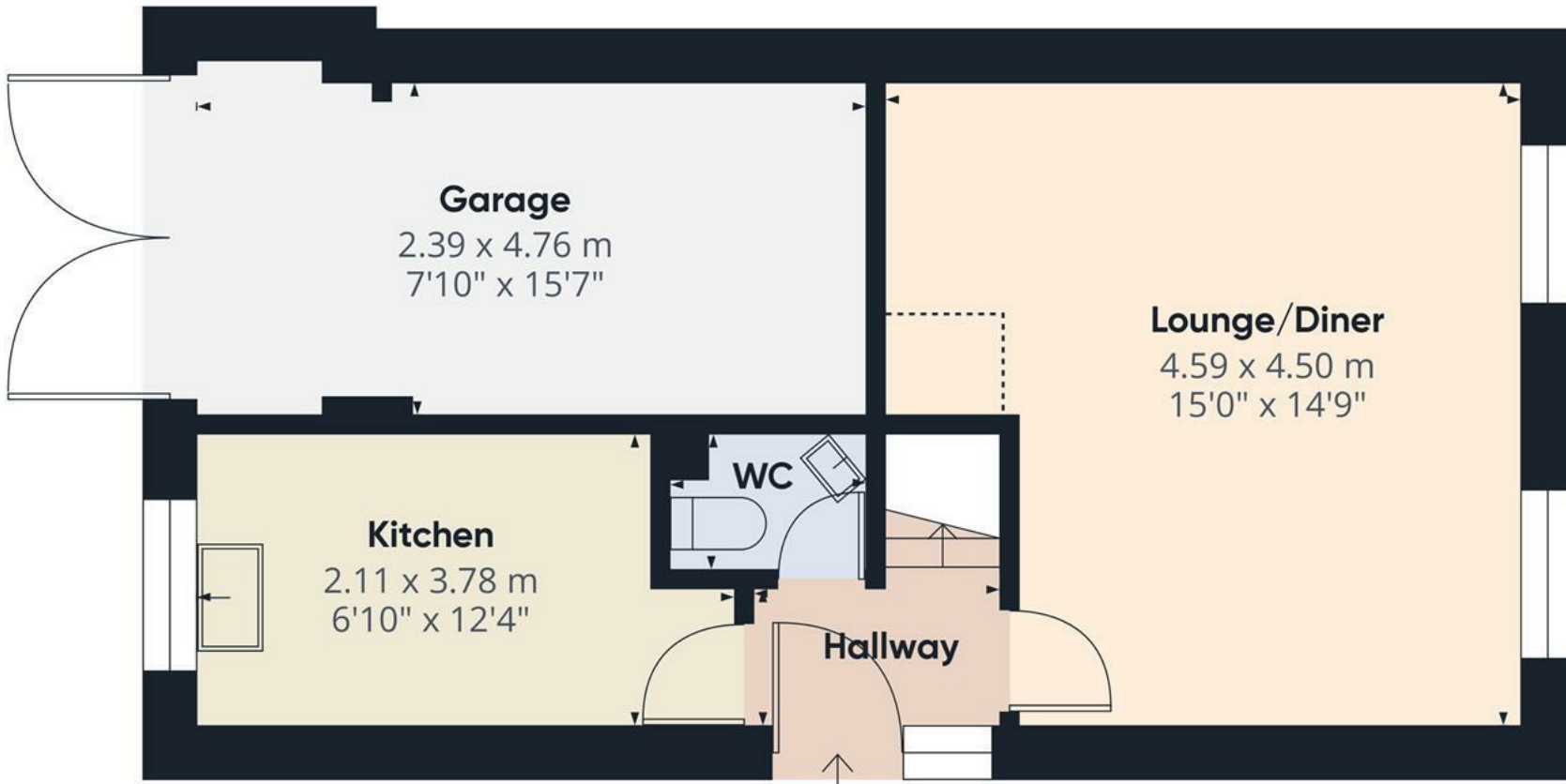
With secure metal double doors to the front elevation, with room for a vehicle and housing the central heating gas boiler.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Approximate total area⁽¹⁾

41.79 m²

449.83 ft²

Reduced headroom

0.6 m²

6.51 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Floor 0

