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#### Windmill Avenue, Belper, DE56 OPQ

£230,000

Attractive, modern semi detached property located on a small cul-de-sac development of just three houses. The accommodation briefly comprises entrance hall, spacious lounge with large store cupboard, well appointed dining kitchen, large conservatory with under floor heating, master bedroom, double bedroom two, single bedroom three and the family bathroom with shower facility. To the front of the property is a pathway to the covered entrance, planted flower beds and the off street parking. At the rear is a delightful garden comprising decked patio. The property is offered to the market with no onward chain.

**EPC** Rating D







### 2 Coppice Close Windmill Avenue, Kilburn, Belper, DE56 OPQ

#### **ENTRANCE HALL**

Stairs to first floor, door to living room

# LIVING ROOM 16'0" x 10'5" (4.9 x 3.2)

Double glazed window to front aspect, wood laminate flooring, storage cupboard

# KITCHEN DINING ROOM 13'9" x 8'10" (4.2 x 2.7)

Double glazed window and doors to rear gardens and conservatory, fitted with a matching range of floor and wall units with work surfaces over, integrated and free standing appliances, dining space

## CONSERVATORY 12'5" x 11'5" (3.8 x 3.5)

Double glazed conservatory with access to rear gardens

#### FIRST FLOOR LANDING

Loft access, carpet flooring

# BEDROOM ONE 12'9" x 8'6" (3.9 x 2.6)

Double glazed window, carpet flooring

## BEDROOM TWO 10'5" x 7'2" (3.2 x 2.2)

Double glazed window, carpet flooring

### BEDROOM THREE 7'2" x 6'2" (2.2 x 1.9 )

Double glazed window, carpet flooring

#### **FAMILY BATHROOM**

Matching white bathroom suite with tiled surrounds

#### **REAR GARDENS**

Large raised decking area with good degrees of privacy, fully enclosed with gated side access

#### **PARKING**

Driveway parking for two vehicles



















