



Merlin Close  
Belper





### Property Description

A stunning example of a four-bedroom family home, nestled in a peaceful cul-de-sac. Merlin Close enjoys an enviable location, within easy reach of local primary and secondary schools, a sports centre, shops, transport links, and Belper town centre.

Immaculately presented, the property features a spacious entrance hallway with a ground-floor WC, a well-appointed kitchen diner, a generous lounge with walk in bay, and a separate dining room. A utility room and an additional reception space offer versatility, ideal as a home office, a second lounge, or even a fifth bedroom.

Upstairs, all four bedrooms are generously sized doubles, with the master bedroom offering exceptional space. A family bathroom and an en-suite shower room complete the first-floor accommodation.

Outside, the front of the property benefits from a well-maintained driveway and garden, while the beautifully landscaped rear garden provides a tranquil retreat. The property is gas centrally heated, UPVC double glazed throughout and has Fibre to premises. Viewings are essential to fully appreciate the quality and space this outstanding home has to offer.

### Entrance Hallway

A bright and welcoming entrance hallway with a stylish composite front door, framed by opaque full-length windows. Wooden flooring throughout and stairs leading to the first-floor landing. A range of handy storage cupboards, radiator and doors leading to;

### Groundfloor Wc

Located off the entrance hallway, the ground-floor cloakroom features a white suite with a low-level WC and pedestal hand wash basin. Part tiling complements the space, alongside a vanity mirror, radiator, and an opaque UPVC double-glazed window for natural light and privacy

### Kitchen Dining Room

13' 2" x 10' 2" ( 4.01m x 3.10m )

A great size family dining kitchen fitted with a range of matching wall and base units, granite worksurfaces incorporating a one and a half bowl sink and drainer unit with mixer tap, Gas hob with cooker hood over, built in double oven, built in microwave, integrated fridge freezer and integrated dishwasher. Space for a dining table, tiled flooring and UPVC double glazed window and door leading to the rear garden

### Lounge

13' 3" x 13' 11" ( 4.04m x 4.24m )

The lounge is situated at the rear of the property, featuring a stunning walk-in bay with UPVC French doors opening onto the rear garden. A charming feature fireplace houses a gas fire, complemented by a marble hearth, surround, and decorative mantel. The room has wooden flooring throughout and radiator.

### Dining Room

11' 6" x 9' 1" ( 3.51m x 2.77m )

A generous separate dining room with two UPVC double glazed windows to the front elevation, wooden flooring and radiator.

### Office / Study

This versatile reception room was previously the garage and has been converted by the current owners, the space could be used for a variety of uses including a fifth bedroom. The room has two UPVC double glazed windows to the front elevation, wooden flooring and radiator.

### Utility Room

With storage space along with plumbing for appliances. Door leading to the Office / Study



## First Floor Landing

Spacious landing with doors leading to the bedrooms and family bathroom. UPVC double glazed window to the side elevation, carpet flooring and radiator.

## Bedroom One

16' 8" Max x 11' 11" Max ( 5.08m Max x 3.63m Max )

A generously proportioned double master bedroom featuring triple built-in wardrobes and a fitted dressing table. Three UPVC double-glazed windows at the front flood the room with natural light. The space is complemented by wooden flooring, a radiator, and a door leading to the en-suite shower room

## En-Suite

Fitted with a double walk in shower unit with glass enclosure and wall mounted electric shower, low level WC and a floating vanity sink unit. Fully tiled room with a vanity mirror, heated towel rail and a UPVC double glazed opaque window to the front.

## Bedroom Two

10' 6" x 8' 2" ( 3.20m x 2.49m )

Double bedroom with built in wardrobe, UPVC double glazed window the rear elevation, carpet flooring and radiator,

## Bedroom Three

8' 9" x 9' 1" ( 2.67m x 2.77m )

Double bedroom with a UPVC double glazed window to the rear elevation, built in single wardrobe, carpet flooring and radiator

## Bedroom Four

10' 5" x 7' 1" ( 3.17m x 2.16m )

Double bedroom with a UPVC double glazed window to the rear elevation, carpet flooring and radiator.

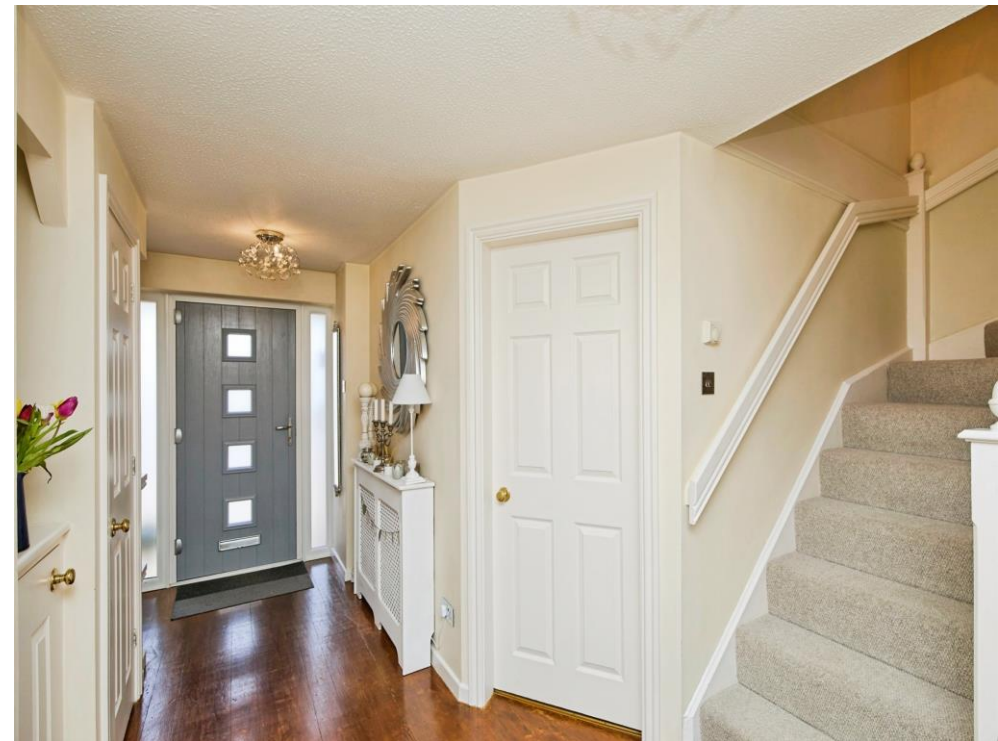
## Family Bathroom

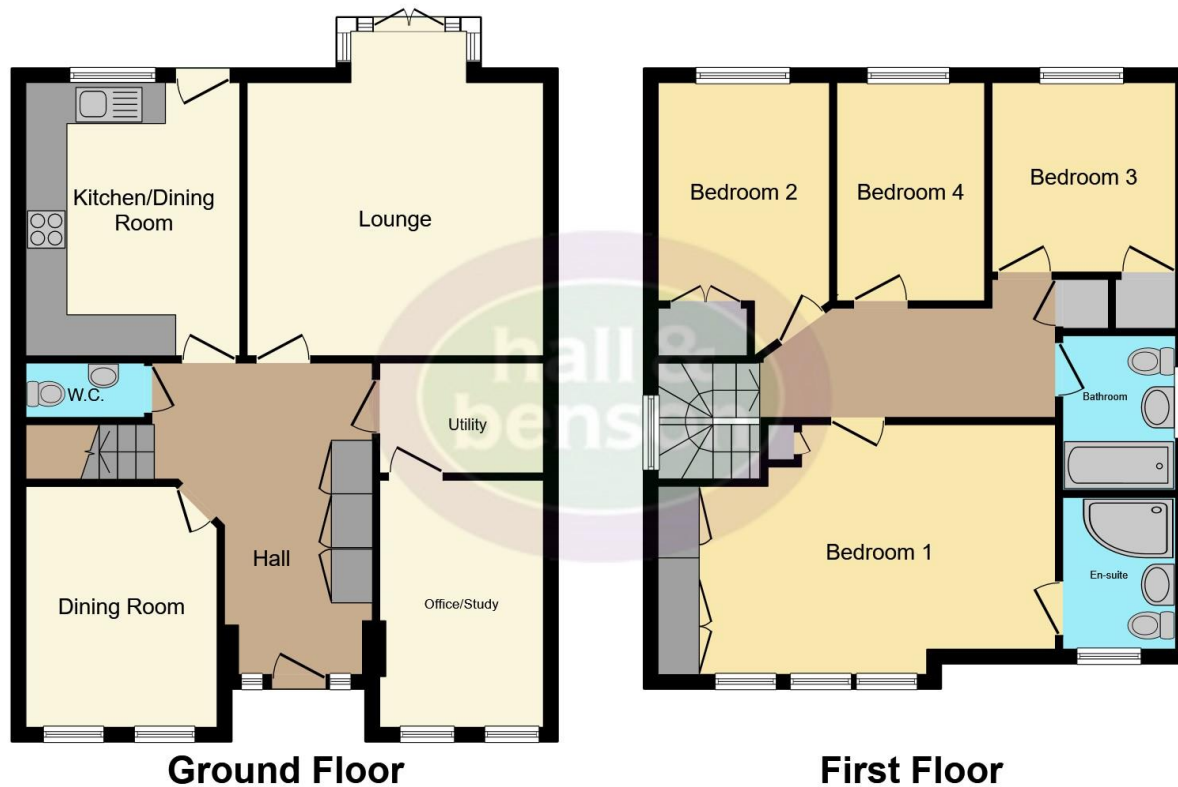
Modernised family bathroom suite comprising of a panelled bath with mixer taps and shower attachment, low level WC and floating hand wash basin. Fully tiled walls, matching tiled flooring, UPVC double glazed opaque window, mirrored cabinet and heated towel rail.

## Outside And Gardens

To the front of the property, a spacious tarmac driveway is complemented by a lawned garden, mature shrubs, and a striking feature palm tree. A side gate provides secure access to the rear.

The beautifully landscaped rear garden has a well-maintained lawn, a paved patio with matching paved pathways and planted flower beds. Two timber pergola's create inviting spaces to relax, with a stunning mature wisteria carefully trained over the years to cover the rear pergola and pathway —an exquisite focal point of the garden.





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Tenure: Freehold



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Property Ref: BPR102073 - 0001

