



Ladywood Avenue
Belper



Property Description

A beautifully presented three-bedroom detached home, located in the sought-after area of Belper. Situated on Ladywood Avenue, the property benefits from excellent access to a range of local amenities, including shops, schools, bus routes, and major road links, as well as Belper train station.

The accommodation comprises an inviting entrance hallway with a convenient ground-floor WC, a front-facing lounge, a separate dining room, and a well-appointed breakfast kitchen.

Externally, the property boasts a driveway providing off-road parking, a carport, and well-maintained gardens to both the front and rear. Viewing is highly recommended to fully appreciate the quality of accommodation on offer.

Entrance Porch

UPVC double glazed entrance door to the side elevation, entrance door to;

Entrance Hallway

With stairs to the first floor landing, radiator and doors leading to;

Groundfloor Wc

Fitted with a low level WC, hand wash basin and a double glazed window to the side elevation

Lounge

14' 7" x 11' 1" (4.45m x 3.38m)

Generous lounge to the front with a gas fire, UPVC double glazed window to the front elevation, carpet flooring and radiator. Double doors leading to;

Dining Room

10' 2" x 9' 2" (3.10m x 2.79m)

UPVC double glazed sliding patio doors to the rear garden, carpet flooring, radiator and door to;

Kitchen

12' 3" x 8' 10" (3.73m x 2.69m)

Fitted with a range of matching wall and base units, granite work surfaces incorporating a one and half bowl composite sink and drainer unit with mixer tap, freestanding cooker with cooker hood over and under counter space for further appliances. UPVC double glazed windows to both the side and rear, UPVC door to the side elevation and under stairs pantry.

First Floor Landing

UPVC double glazed window to the side elevation, storage cupboard housing the gas combi boiler, loft hatch and doors to;

Bedroom One

11' 7" x 10' 11" (3.53m x 3.33m)

UPVC double glazed window to the front elevation, built in wardrobe and radiator.

Bedroom Two

10' 11" x 9' 5" (3.33m x 2.87m)

UPVC double glazed window to the rear elevation, storage cupboard and radiator.

Bedroom Three

7' 11" x 6' 10" (2.41m x 2.08m)

Dual aspect UPVC double glazed windows to front and side elevations, radiator and carpet flooring.

Family Bathroom

Fitted with a walk in wetroom style shower with electric shower, Pedestal hand wash basin and a low level WC. UPVC double glazed opaque window

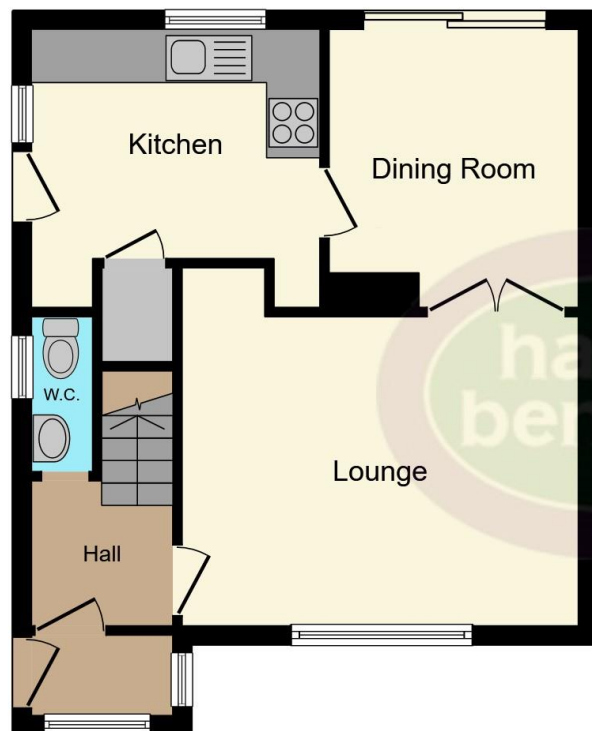
to the rear elevation and radiator.

Gardens And Parking

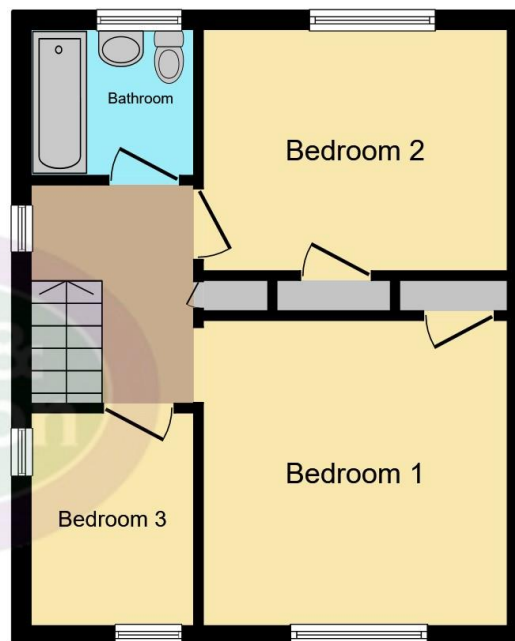
To the front of the property is a front garden laid to lawn with a shrub boundry. The driveway leads to the side of the property providing off road parking for several vehicles and leads in to the car port.

The rear garden offers a block paved patio along with a decked area and graveled boarders. Secure fenced boundary, planted flower beds and garden shed.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: C

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Tenure: Freehold



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