



GRANT'S  
OF DERBYSHIRE

Melbourne Close, Belper DE56 1NG  
£240,000

Located in the popular market town of Belper, this semi detached three bedroom property is available For Sale with No Upward Chain. The home benefits from uPVC double glazing and energy saving, income-producing solar panels and the accommodation comprises; entrance hallway, living room, kitchen and shower room to the ground floor. There are three good size bedrooms to the first floor along with a bathroom. Outside there are gardens to front and rear as well as off street parking. Virtual Tour Available. Viewing Highly Recommended.

### Location

The town of Belper is recognised by UNESCO as a World Heritage Site, renowned for its historic mills, character and charm. The town has excellent amenities with its centrally located railway station providing easy access to the North and South. Belper Town centre is known for its variety and standard of shops, bars and restaurants. There are excellent schools and leisure facilities within easy reach and swift road access to the North & South via the A6, A38 and M1. The Peak District is only a short drive away.

### Ground Floor

To the front of the property, beneath the storm porch is the entrance door with glazed panel which opens into the

### Entrance Hallway

With a uPVC double glazed window to the side aspect and stairs that rise to the first floor landing. A door opens into the

### Sitting Room 14'4" x 12'9" (4.38 x 3.89)

A light and welcoming sitting room with uPVC double glazed window to the front aspect.

### Kitchen 12'6" x 9'11" (3.83 x 3.03)

A spacious kitchen with wood effect flooring. Fitted with a range of wall, base and drawer units with roll top work surfaces, decorative tiled splashback and a stainless steel sink with swan neck mixer tap over ideally located beneath the uPVC window with an outlook of the rear garden. There is space for a gas cooker, fridge freezer, washing machine and ample space for a dining table and chairs. The Vaillant combination boiler is located here. A door opens into the

### Shower Room 7'4" x 2'11" (2.25 x 0.89)

With vinyl flooring and window to the side aspect with obscure glass. A contemporary shower room fitted with a three piece suite comprising dual flush WC, pedestal wash hand basin and tiled shower enclosure with thermostatic shower fitting over. The room is lit by ceiling spotlights.

### First Floor

On arrival at the first floor landing we find a uPVC double glazed window to the side aspect and access to the loft. The first door leads into the

### Bathroom 7'1" x 6'3" (2.16 x 1.91)

A contemporary, part tiled room with a rear aspect uPVC double glazed window with obscure glass, vinyl flooring and spotlights to the ceiling. Fitted with a three piece suite consisting of dual flush WC, wash hand basin and paneled bath with glass shower screen and mains shower over. There's also a white ladder style heated towel rail and a radiator.

### Bedroom One 13'7" x 9'4" (4.16 x 2.85)

A spacious double bedroom with uPVC double glazed window to the front aspect.

### Bedroom Two 10'9" x 9'3" (3.30 x 2.82)

Another double bedroom with a large uPVC double glazed window which overlooks the rear garden and superb views of the surrounding countryside.

### Bedroom Three 9'4" x 6'3" (2.86 x 1.92)

The smaller of the three bedrooms with a uPVC double glazed window to the front aspect. This room is currently used as a kitchenette but could easily be made back into a bedroom.

### Outside & Parking

To the front of the property is a paved driveway suitable for two vehicles. There is access to the side leading to the pleasant garden which is of a very good size. With a patio area suitable for garden furniture and an elevated area mostly laid to lawn and far reaching views of the surrounding countryside.

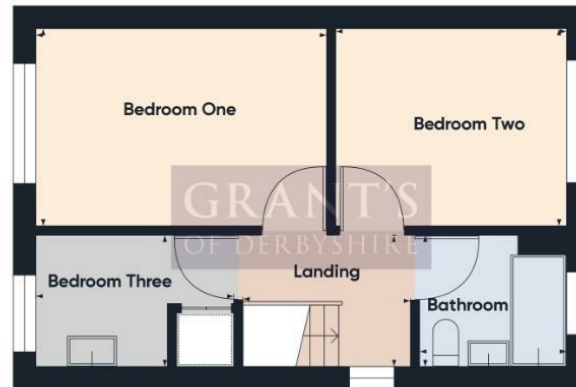
### Council Tax Information

We are informed by Amber Valley Borough Council that this home falls within Council Tax Band B which is currently £1705 per annum.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
 69.67 m<sup>2</sup>  
 749.92 ft<sup>2</sup>

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GIRAFFE 360

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

