



Derwentside Drive
Belper

burchell
edwards

Derwentside Drive Belper DE56 1RD

for sale offers in the region of
£230,000



Property Description

Burchell Edwards are excited to bring to the market this immaculately presented two bedroom town house situated in a highly sought after location of Belper. The accommodation benefits from having an EV charging point and has two allocated parking spaces. Internally the property comprises entrance hall, cloakroom, lounge, breakfast kitchen, two double bedrooms and a bathroom. Outside there is a low maintenance and secure garden to the rear with a veranda over a pleasant, paved seating area. Viewings are strongly recommended.

Entrance Hallway

The property is accessed via a front composite entrance door to the entrance hallway having doors off to living room and cloakroom/ W.C.

Cloakroom/ W.C

Having low level wc, pedestal wash hand basin, central heating radiator.

Living Room

Having UPVC triple glazed window to the front elevation, central heating radiator, stairs leading off to the first floor, door leading off to:

Breakfast Kitchen

Having matching wall and base units with work surfaces over, integrated fridge freezer, integrated automatic washing machine, tumble dryer, electric oven, four burner gas hob with stainless steel extractor hood over, combi boiler concealed in unit, stainless steel sink and drainer unit with mixer tap over, UPVC triple glazed window to the rear elevation, central heating radiator, UPVC triple glazed French doors to the rear elevation opening on to the garden.

First Floor Landing

Having an air circulating system, central heating radiator, loft access, doors off to bedrooms and bathroom.

Bedroom One

Having fitted wardrobes with sliding doors, over stairs storage, central heating radiator, UPVC triple glazed window to the rear elevation giving pleasant views over The Chevin.

Bedroom Two

Having UPVC triple glazed window to the front elevation, central heating radiator.

Bathroom

Having bath with mixer tap over with glazed screen, pedestal wash hand basin, low level wc, tiled splashback, wall mounted heated towel rail, inset spotlights to the ceiling, shaver point.

Outside

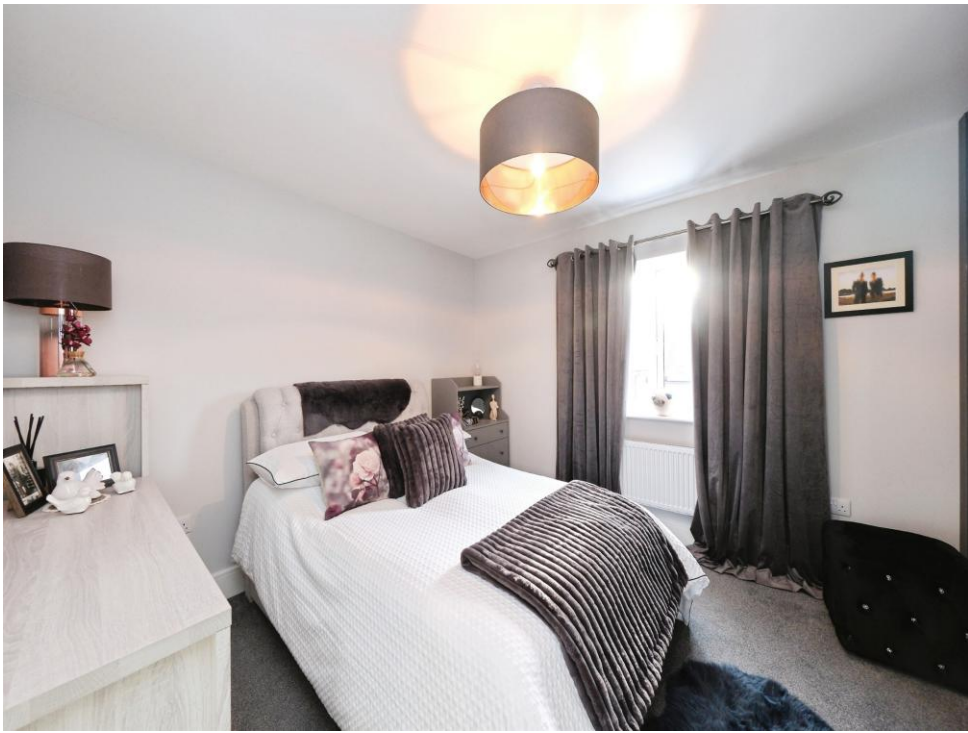
To the front of the property is a small flowerbed.

Gated access to the rear of the property to an enclosed and secure garden with fenced boundary, lawned area, stunning veranda with paved seating area beneath, two allocated parking spaces to the rear with EV charging point, timber shed, outside power sockets, outside tap.

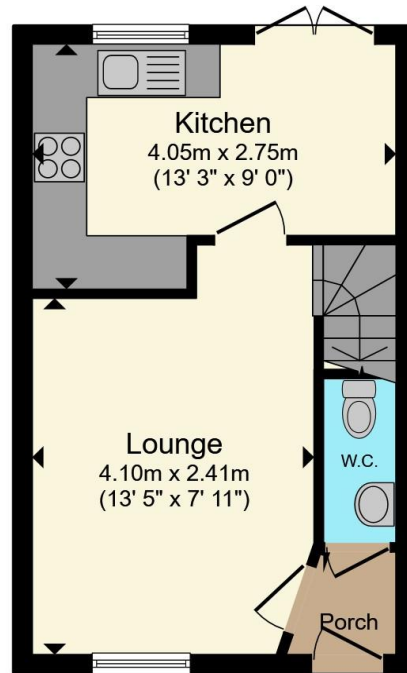
Agent Notes

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

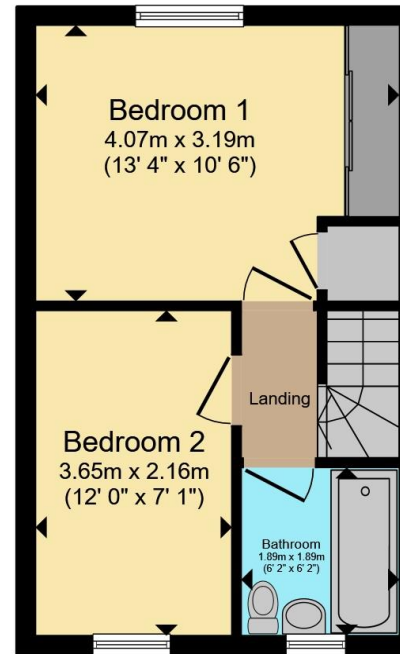








Ground Floor



First Floor

Total floor area 54.8 m² (590 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

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1-3 Bridge Street
 BELPER DE56 1AY

EPC Rating: A Council Tax
 Band: B

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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