



## 45 Derby Road, Belper, DE56 0NG

£375,000



Enjoying an excellent position backing on to fields is this four bedroomed detached family home which represents an excellent opportunity for the discerning purchaser looking to acquire a development opportunity with detached double garage and generous garden. The property is situated in a favoured location which provides ease of access to local facilities and the A38 linking to Derby and the motorway network of the north. Internally the property has been sympathetically extended and has gas centrally heated and PVCu double glazed accommodation which briefly comprises; Entrance Hall, Family Bathroom, Lounge with feature fire place, Dining Room, Fitted Kitchen and Conservatory. To the first floor landing a magnificent master bedroom being of very generous proportions, three further bedrooms and family shower room. Outside to the front a block paved driveway provides ample off road parking with established garden and gated access to the rear garden. A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect with patio giving way to a lawn with established planting and specimen trees. Further block paved parking area and detached double garage/workshop. Viewing Essential. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.

- Four Bedroomed Detached Family Home
- Gardens to Front and Rear
- PVCu Double Glazing
- Convenient For Little Eaton and Holbrook
- Double Garage/ Workshop
- Gas Central Heating
- Fast Access To A38 / M1 Motorway
- Generous Off Road Parking

