



## 83 Mill Lane, Belper, DE56 1LH

£475,000



Occupying a popular and convenient location within a popular area of Belper is this highly stylish modern and appealing four bedroom executive detached residence. Being sympathetically extended to a particularly high standard and representing an excellent opportunity for the discerning purchaser, looking to acquire an easy to manage and superbly presented family home. The property offers versatile living accommodation and is supplemented by PVCu double glazing and gas central heating. A recommended internal inspection will reveal: Entrance Porch leading to entrance hall, down-stairs W.C, Lounge, open plan fitted dining kitchen, living room/dining room and separate utility room. To the first floor there are four bedrooms with a master en suite, juliet balcony with fine aspect and views to the rear and a family bathroom having a three piece suite. Externally the property is set back from the road in a slightly elevated position having a tarmac driveway providing off road parking and leading to the double garage. A special feature of the sale is the delightful rear garden which has a patio immediately to the rear with raised decking sun terrace making a perfect space for all fresco dining and entertaining. Having a generous lawn with established borders. Viewing Essential. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.

- Four Bedroomed Executive
- Sympathetically Extended Detached Residence
- PVCu Double Glazing
- Gas Central Heating
- Off Road Parking
- Double Garage
- En suite to Master Bedroom
- Fine Aspect and Views

