



Marsh Lane, Belper, DE56 1GS

Asking Price Of £289,950

- WELL PRESENTED EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME- AMPLE OFF ROAD PARKING- ENCLOSED REAR GARDEN- MULTIPLE RECEPTION ROOMS- SMARTMOVE HOMES are pleased to bring to the market this beautifully present family home in a sort after location of Belper briefly comprising of an entrance hallway, living room, separate dining room, fitted kitchen, lean to/ utility room and WC to the ground floor. To the first floor there are three good sized bedrooms and a four piece luxury bathroom suite. Outside there is an enclosed rear garden with laid lawn and patio seating areas , carport to the side which is accessed via a driveway to the front allowing off road parking for multiple vehicles. To book a viewing please contact

Property Description

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GROUND FLOOR

PORCH

Door with side panel windows to the front elevation and Tiled floor.

ENTRANCE HALLWAY

Door and stain glass window to the front elevation, central heating radiator, Laminate floor and stairs leading up to the first floor landing with under stairs storage cupboard.

LIVING ROOM

Spacious reception room with a box bay window to the front elevation, continued Laminate floor, central heating radiator and log burner.

DINING ROOM

Spacious reception room with a large window to the rear elevation, central heating radiator and a feature fireplace.





KITCHEN

Modern fitted kitchen with matching wall and base units, work surface with inset 1 1/2 ceramic sink and drainer, space and connection for a gas range cooker, space and plumbing for a dishwasher and space for an American style fridge freezer. Window to the rear elevation, combi boiler system, modern designer central heating radiator and Tiled floor.

LEAN TO/ UTILITY

Brick built and double glazed utility room with door and window to the rear elevation, Tiled floor, space and plumbing for a washing machine and tumble dryer, lighting and electrics.



WC

Downstairs WC with wash basin over vanity unit and WC. Obscure window to the rear elevation, Tiled floor and Tiled walls.

FIRST FLOOR

FIRST FLOOR LANDING

Window to the side elevation and loft access.

MASTER BEDROOM

Large double bedroom with a window to rear elevation, fitted wardrobes and central heating radiator.

BEDROOM TWO

Double bedroom with window to the front elevation and central heating radiator.

BEDROOM THREE

Good sized bedroom with window to the front elevation and central heating radiator.



GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 1086 sq.ft. (100.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

