



Olivers Yard Whitemoor Lane  
Belper



## Property Description

We are delighted to present this beautifully maintained, modern three-bedroom semi-detached home, ideally situated within easy reach of Belper town centre. Offering spacious, contemporary living throughout, the property features a stylish kitchen, modern bathrooms, and a professionally landscaped rear garden.

### Accommodation:

The ground floor comprises an inviting entrance hall, guest cloakroom, a comfortable living room, and an impressive kitchen/dining area perfect for entertaining. Upstairs, the landing leads to three well-proportioned bedrooms, a family bathroom, and a private en-suite to the master bedroom.

Externally, the property benefits from parking for two to three vehicles and a stunning landscaped rear garden with patio, lawn, and delightful views.

This home is perfectly suited to young families and first-time buyers. Early viewing is highly recommended to avoid disappointment.

## Entrance Hallway

Entered via composite door from the front elevation with adjoining obscured window. Wood floor covering, wall mounted radiator.

## Guest Cloakroom

Comprising of a two piece suite to include WC and pedestal wash hand basin with tiled splashback. Wall mounted radiator, wood floor covering and double glazed obscured

window to the side aspect.

## Lounge

A spacious Lounge with UPVC double glazed window to the front elevation, wall mounted radiator, wood floor covering, TV point and stairs leading to the first floor landing. Door leading to;

## Kitchen Dining Room

A stunning modern kitchen, thoughtfully designed with a range of sleek wall and base units complemented by elegant quartz work surfaces. The integrated sink features a stylish hot water tap, while high-quality appliances include an induction hob with extractor canopy, double oven, fridge/freezer, washing machine and dishwasher. A large double-glazed window to the rear elevation floods the space with natural light, enhanced by ceiling spotlights and a warm wood floor finish. At the centre of the room, a superb breakfast bar offers seating, additional storage, and a perfect spot for casual dining.

The adjoining dining area continues the wood flooring and features a wall-mounted radiator, ceiling spotlights, and double-glazed French doors opening directly onto the rear garden—ideal for indoor-outdoor living and entertaining.

## Landing

With internal doors providing access to all three bedrooms, and family bathroom. Wall mounted radiator, double glazed window to

the side elevation and useful linen storage cupboard.

## Bedroom One

With a UPVC double glazed window to the front elevation, wall mounted radiator, TV point and fitted wardrobes. Internal door leads to the en-suite

## En-Suite

Comprising of a modern three-piece suite to contain WC, pedestal wash hand basin and large shower enclosure with mains shower and attachment over. Fully tiled walls, spotlights and extractor fan to ceiling, tiled floor covering and wall mounted chrome heated towel rail.

## Bedroom Two

UPVC Double glazed window to the rear elevation, wood effect flooring and radiator,

## Bedroom Three

UPVC double glazed window, wood effect flooring, wall mounted radiator and TV point.

## Family Bathroom

Comprising of a three-piece white modern suite to include WC, pedestal wash hand basin and panelled bath with mains fed shower and attachment over with complementary glass shower screen. Fully tiled floor and walls, double glazed obscured window, spotlights and extractor fan to ceiling, wall mounted chrome heated towel rail.

## Gardens And Parking

The property is enclosed to the front elevation by an attractive stone wall that front of the street and borders as the neighbouring property.

A large driveway provides access to the rear garden and supplies parking for 2 to 3 vehicles. The rear garden has been professionally landscape and offers to paved entertaining terraces, lawn all enclosed by timber fencing and wall boundaries. Outside light, tap and timber garden shed.

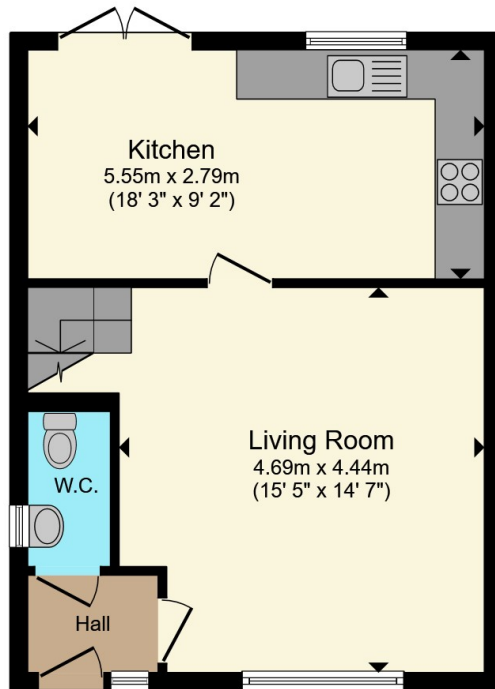
## Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

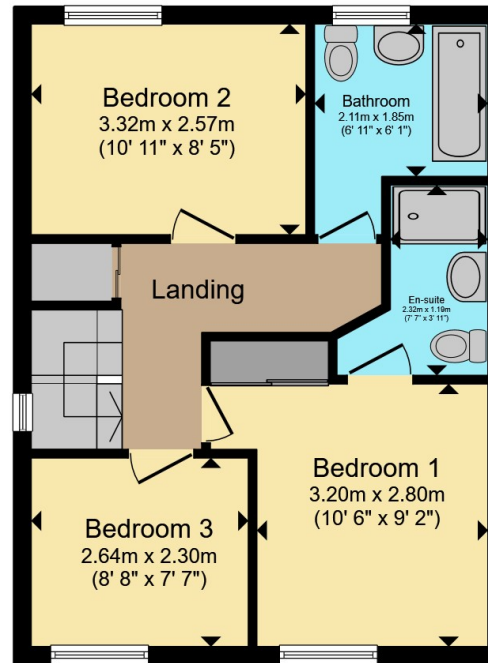








**Ground Floor**



**First Floor**

Total floor area 84.1 m<sup>2</sup> (906 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](http://www.propertybox.io)



To view this property please contact Hall & Benson on

**T 01773 824232**  
**E [belper@hallandbenson.co.uk](mailto:belper@hallandbenson.co.uk)**

2a King Street  
BELPER DE56 1PS

EPC Rating: C Council Tax  
Band: C

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Tenure: Freehold



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