



# 145 Over Lane

Belper, DE56 0HN

£315,000



Home2sell are delighted to offer this three bedroom character residence situated within a small courtyard style development. Which represents an ideal opportunity for the discerning purchaser looking to acquire a spacious versatile and well appointed accommodation, situated on a delightful position enjoying superb far reaching views. The property has recently under gone a comprehensive renovation programme which can only be truly appreciated when viewed. Accommodation briefly comprises entrance hall with guest cloakroom WC, open plan living with large lounge dining room and impressive modern fitted kitchen. To the first floor three bedrooms and an impressive well appointed family bathroom. To the front of the property is a paved patio area accessed via a pathway. At the rear is a superb low maintenance garden having decking area with timber fencing to the boundaries. SINGLE GARAGE and parking. . Viewing Essential. NO UPWARD CHAIN.

DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



### Entrance Hall

Having a traditional wooded door with glazed insert and tile affect wood grain flooring.

### Guest Cloakroom WC

Having an oak door, with feature exposed beams, ceramic tile effect flooring, close couple WC and hand wash basin, space and plumbing for an automatic washing machine. Having an extractor fan with short column radiator.

### Open Plan Living Kitchen

31'10" max x 16'11" reducing 10'4" (9.72 max x 5.16 reducing 3.17m)

This most impressive room is the epitome of modern open plan living, having distinct areas comprising of a bespoke fitted kitchen having base wall and matching drawer units with oak work surfaces over incorporating an inset stainless steel sink with chrome mixer tap. Having integrated double electric fan assisted ovens and integrated eye level dishwasher, recently fitted. With centre island with breakfast bar, having ceramic four ring hob with oak work surface with additional white quartz complimentary work surface. Having a full length PVCu double glazed window to the rear elevation enjoying the very pleasant aspect, hand painted stable door to the rear garden aspect, central heating radiator, column radiator, recessed ceiling lighting and three ceiling lights. Laminate oak effect flooring and two integrated fridges. Cupboard housing the Logic gas boiler which services the domestic hot water and central heating system.

### To the first floor landing

On the first-floor, stairs lead to a spacious landing with an oak and glass balustrade, a uPVC double

glazed window to the front elevation and ceiling spotlighting.

### Bedroom One

9'9" reducing 8'6" x 9'4" (2.98m reducing 2.60m x 2.87m)

Having two Velux windows, television point and central heating radiator.

### Bedroom Two

9'2" x 9'9" (2.80m x 2.98m)

Having two Velux windows, television point and central heating radiator. Access to the loft void.

### Bedroom Three

7'2" x 6'11" (2.20m x 2.11m)

Having a PVCu double glazed window to the front elevation.

### Family Bathroom

This impressive and professionally finished room has a three piece suite comprising of a vanity hand wash basin with cabinet, concealed cistern WC and a bath with panelled side and thermostatically controlled shower over. Chrome ladder style heated towel rail and airing cupboard. Recently refitted in 2026.

### Outside

Outside, to the front of the property is a spacious paved seating area, raised flower beds and gated access via the courtyard to the road. To the rear is a second low maintenance decked garden area which enjoys an excellent degree of privacy with far reaching views and is the perfect space for el fresco dining and entertaining.

### Area

145 Over Lane is situated approximately a mile from the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's outer ring road provides convenient onward travel to the major trunk roads and the motorway network.

There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

### Garage

Separate to the property is single garage with adjoining parking space, a pathway leads to the front entrance of the property.

### Directional Note

From our Belper office of Home2sell proceed onto New Road, proceed through the traffic lights and past the Market Place, which becomes High Street then Spencer Road. Continue straight over the

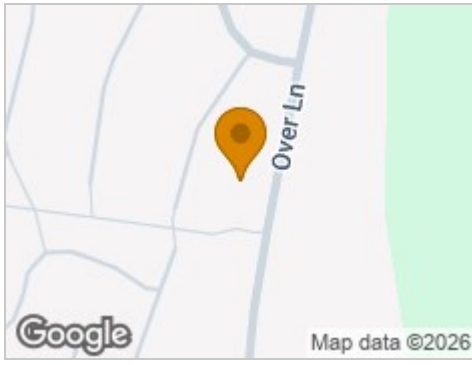
mini-roundabout onto Whitemoor Lane, which will lead to a further mini-roundabout. Continue straight over again to the end of Whitemoor Lane, turning right at the T junction onto Over Lane and the property will be found on the right hand side clearly identified by our distinctive Home2sell For Sale board.

### Note

Vendor has informed us that they had new first floor windows in 2023, including new Velux windows in the bedrooms.



## Road Map



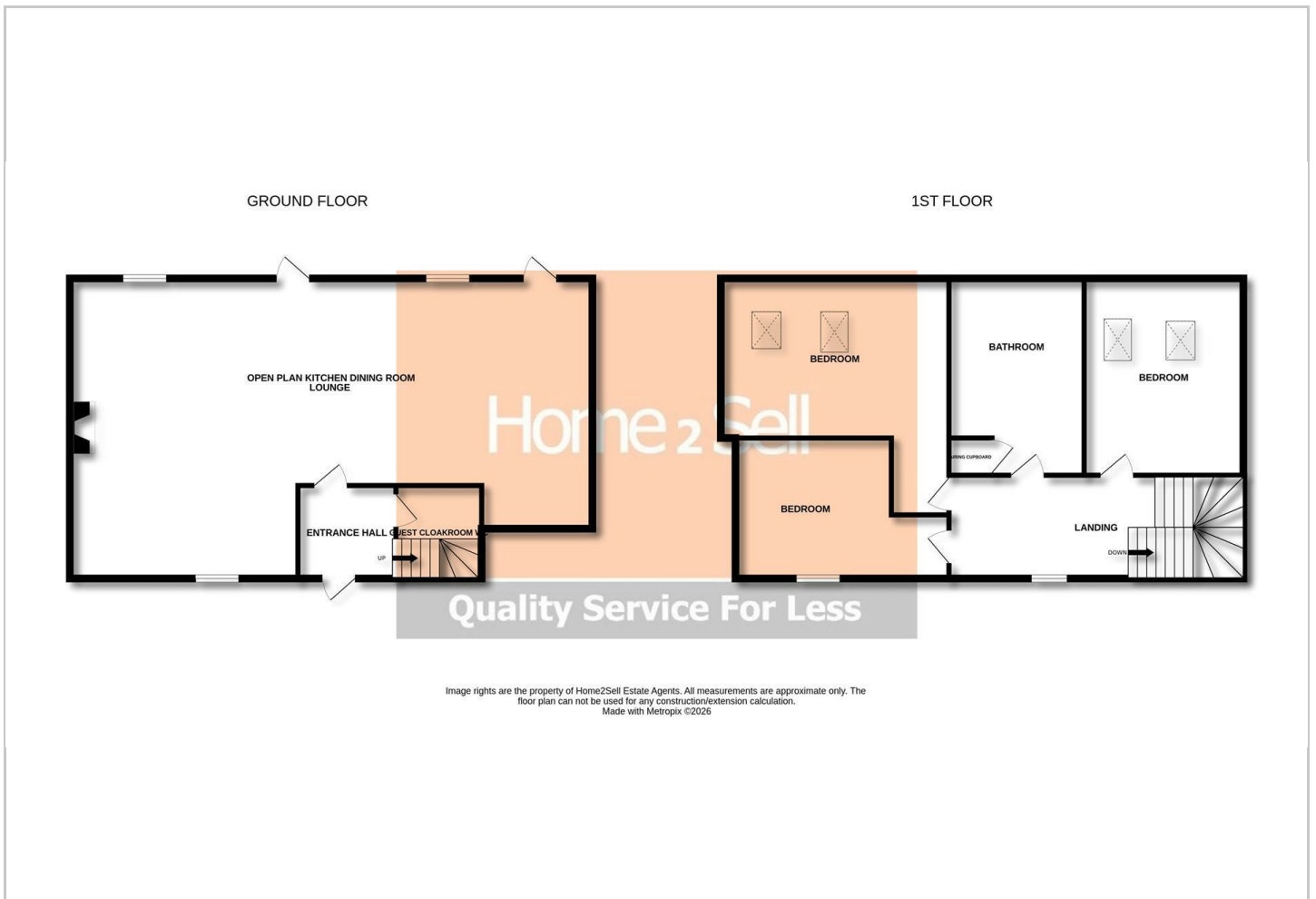
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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