



Days Lane  
Belper



# Days Lane Belper DE56 1NP

for sale offers over  
**£250,000**



## Property Description

Situated in a highly convenient central location, this traditional three bedroom end-terrace property on Days Lane, Belper offers well-proportioned accommodation arranged over three floors, ideal for first-time buyers, couples or families.

The property is entered directly into a welcoming lounge, featuring an exposed stone fireplace and providing a cosy yet spacious living area. An internal doorway leads through to the separate dining room, perfect for everyday family use or entertaining. To the rear of the home is the fitted kitchen, which enjoys views over the garden and provides direct access to the outside.

The rear garden is of a generous size for a central location and benefits from pleasant open views, offering an excellent outdoor space for relaxing, gardening and entertaining.

To the first floor are two well-proportioned bedrooms along with the family bathroom. A further staircase rises to the second floor where the master bedroom occupies the top level, creating a private and spacious principal bedroom.

The property is ideally placed for access to Belper town centre, local shops, cafes, schooling and transport links, while still enjoying an elevated position with attractive outlooks to the rear.

Early viewing is recommended to appreciate the space, location and setting on offer.

## Lounge

Having a multi-fuel burning stove, composite door to the front elevation, UPVC double glazed sash window to the front, exposed brick chimney breast, a radiator and access into the dining room.

## Dining Room

Having exposed brick chimney breast, wooden latch door open to the stairwell, UPVC double glazed window to the rear, a radiator, wooden latch door to useful understairs pantry, wooden door to the kitchen and quarry tiled flooring.

## Kitchen

Having UPVC double glazed French doors to the rear elevation opening to the garden, matching wall and base units with wooden work surfaces over, inset one and a half bowl sink and drainer unit with mixer tap over, tiled splashbacks, plumbing for washing machine, space for a tumble dryer, enclosed boiler, space for fridge freezer, electric four ring hob, electric oven and extractor over and vinyl flooring.

## First Floor Landing

Having wooden latch doors off leading to bedrooms and stairwell and a radiator.

## Bedroom Two

Having UPVC double glazed sash window to the front elevation and a radiator.

## Bedroom Three

Having UPVC double glazed window to the rear and a radiator.

## Bathroom

Having a double bath with mixer tap over, low level W.C, mains fed corner shower cubicle, vanity wash hand basin, tiled splashbacks, vinyl flooring, UPVC double glazed window to the rear and heated towel rail.

## Second Floor

## Bedroom One

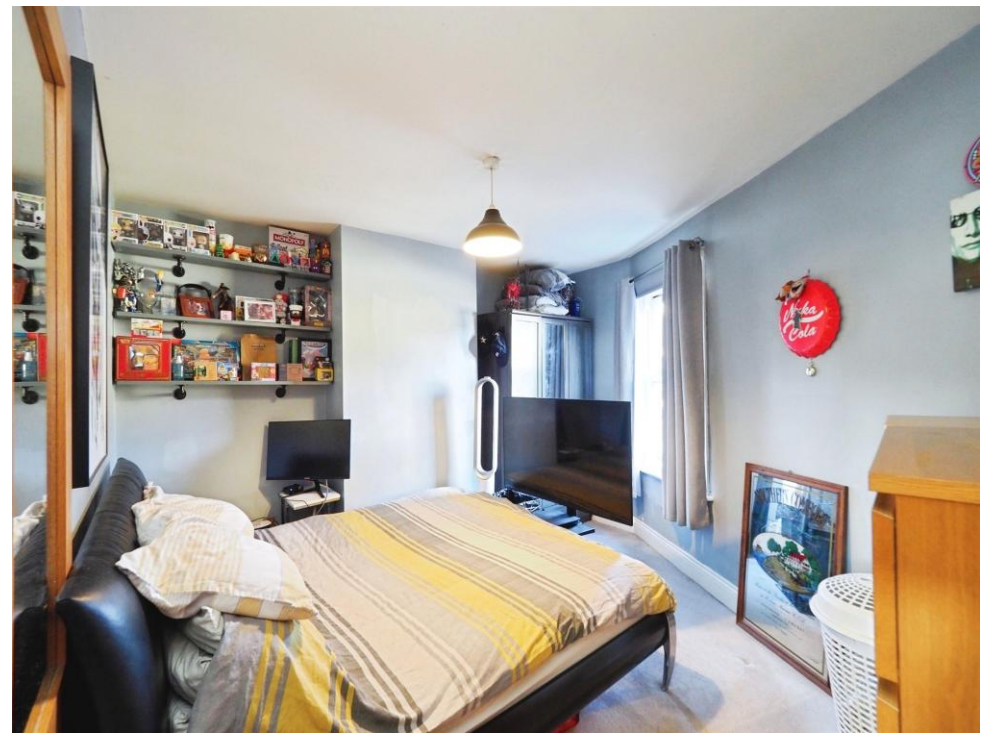
Having Velux window to the rear elevation with stunning countryside views, a radiator, integrated wardrobes and eaves storage.

## Outside

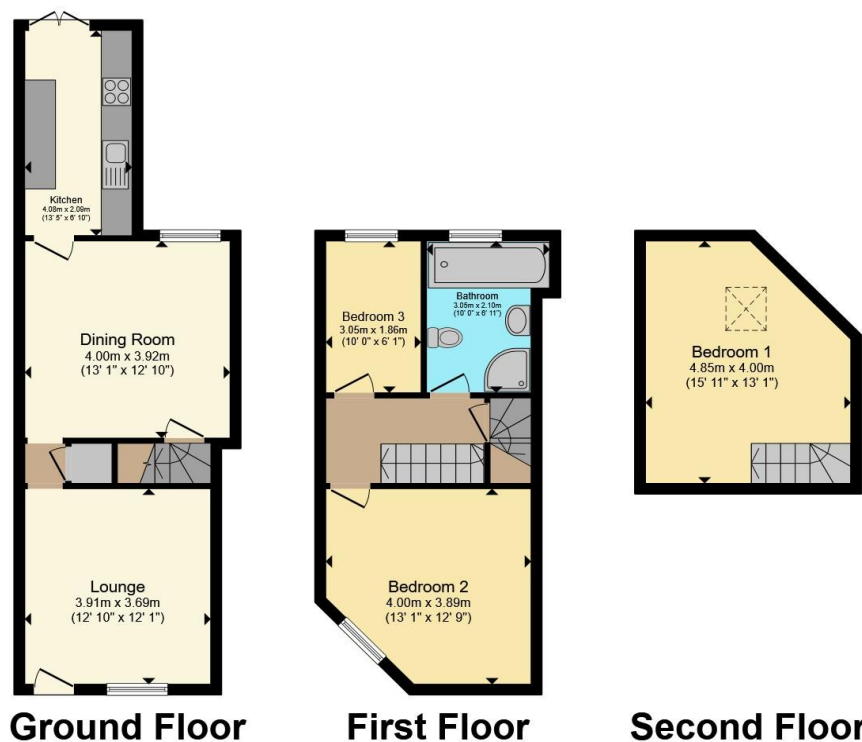
To the front of the property is a wall boundary with a low maintenance fore court.

To the rear the garden has an outside W.C, two timber sheds, shared gated side access, outside tap, fenced boundaries, steps down to a outside timber bar, a generously sized lawned area, green house and has a good degree of privacy.









Total floor area 93.6 m<sup>2</sup> (1,008 sq.ft.) approx

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To view this property please contact Burchell Edwards on

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1-3 Bridge Street  
 BELPER DE56 1AY

EPC Rating:  
 Awaited

Council Tax  
 Band: A

Tenure: Freehold

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Property Ref: BEL206860 - 0001