



Windmill Lane
Belper

burchell
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Windmill Lane Belper DE56 1GP

for sale offers in excess of
£300,000



Property Description

Burchell Edwards are pleased to bring to the market this deceptively spacious, four bedroom, traditional Edwardian home situated on the highly sought-after Windmill Lane in Belper. The property sits on a generously sized plot, boasting a large rear garden with stunning, far-reaching countryside views and off-road parking for two vehicles.

Offering significant potential for an intending purchaser to further improve, extend (subject to necessary planning permission) or reconfigure, this is a fantastic opportunity for growing families.

In brief, the ground floor accommodation comprises; An entrance hallway, a living room, dining room and kitchen/ diner. To the first floor are four well-proportioned bedrooms and a family bathroom.

Outside, to the front is a tarmac driveway providing off-road parking for two vehicles. To the rear is the generously sized garden, laid mainly to lawn with planted borders, a large paved patio seating area and two timber sheds.

Viewing is highly recommended to understand the accommodation and potential on offer.

Agent's Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch

Accessed via a UPVC double glazed door to the front elevation and having door leading to:

Entrance Hallway

A welcoming entrance hallway, with a central heating radiator, stairs rising to the first floor landing and doors off to the lounge and dining room.

Living Room

Having a bay window to the front elevation, central heating radiator and a feature gas fireplace with stone surround.

Dining Room

Having a window to the rear elevation, central heating radiator and door leading to:

Dining Kitchen

Fitted with a range of matching wall and base units with laminate work surfaces over, incorporating a stainless steel sink/ drainer unit with chrome mixer tap over and a four ring gas burning hob. There is a tiled splashback, integrated oven and microwave, ample space for fridge/ freezer and washing machine, UPVC double glazed windows to the rear and side elevation, tiled floor covering, a central heating radiator and a UPVC double glazed door to the side elevation, providing access to the garden.

First Floor Landing

Having central heating radiator, loft hatch providing access to the loft, fitted storage cupboard and doors off to the bedrooms and bathroom.

Bedroom One

A bright room with two UPVC double glazed windows to the front elevation and two central heating radiators.

Bedroom Two

Having UPVC double glazed window to the rear elevation, enjoying an outlook over the garden, a central heating radiator and feature fireplace.

Bedroom Three

Having UPVC double glazed window to the side elevation, fitted wardrobes and a central heating radiator.

Bedroom Four

Having UPVC double glazed window to the front elevation.

Family Bathroom

A three piece suite, comprising of; A panelled bath with electric fed shower head over and a glazed shower screen, low level W.C and a vanity wash hand basin with chrome taps over. The walls and floor are fully tiled, there is a central heating radiator and UPVC double glazed obscured window to the rear elevation.

Outside

To the front, the property is accessed via a tarmac driveway, providing off-road parking for at least two vehicles. The rear garden is a particular selling feature of the home, being incredibly generous in size and enjoying stunning views over open countryside. The garden is laid mainly to lawn and has a spacious paved patio seating area, paved pathway leading down the side of the garden, mature shrubs and trees and two timber sheds.









Total floor area 117.3 m² (1,262 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



To view this property please contact Burchell Edwards on

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1-3 Bridge Street
 BELPER DE56 1AY

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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