

Little Fallows

Milford, Belper, DE56 0RY

John 
German





Little Falls

Milford, Belper, DE56 0RY

£280,000

Lovely location looking out towards the river with sounds of the water flowing past, this beautifully presented four-bedroom townhouse has been thoughtfully modernised to create a superb home suited to contemporary family living.



The accommodation has been enhanced throughout with high-quality fixtures and fittings, creating stylish interiors that combine practicality with modern design. This exceptional home would make an ideal purchase for professionals, growing families or anyone seeking a stylish, move-in-ready property in a desirable residential location.

Entrance to the property is via a spacious entrance hall with a staircase rising to the first floor with understairs storage and doors leading off to the ground floor living spaces. To the rear of the house is a bright living room extending across the full width of the property with a window and French doors opening onto the rear garden. The kitchen has been refitted with a contemporary range of wall and base cabinetry complemented by warm wooden worktops and matching upstands with an inset sink, integrated appliances include eye level double oven, gas hob, extractor, dishwasher and fridge/freezer with space for a washing machine and room for a dining table and chairs.

On the first floor stairs a spacious landing has a staircase continuing to the second floor and access to three bedrooms and the family bathroom. Bedroom two is a double bedroom enjoying attractive views towards the River through a feature bay window. Bedrooms three and four are well-proportioned rooms overlooking the rear garden. Bedroom three features French doors opening onto a Juliet balcony.

The family bathroom has been refitted with a beautifully appointed with a modern white suite comprising panelled bath with shower over with rain shower head, a separate hand shower attachment and glass screen, vanity wash hand basin with storage beneath and a concealed flush WC. Finished with contemporary tiling, mirror with LED lighting, chrome heated towel rail and recessed ceiling lighting.

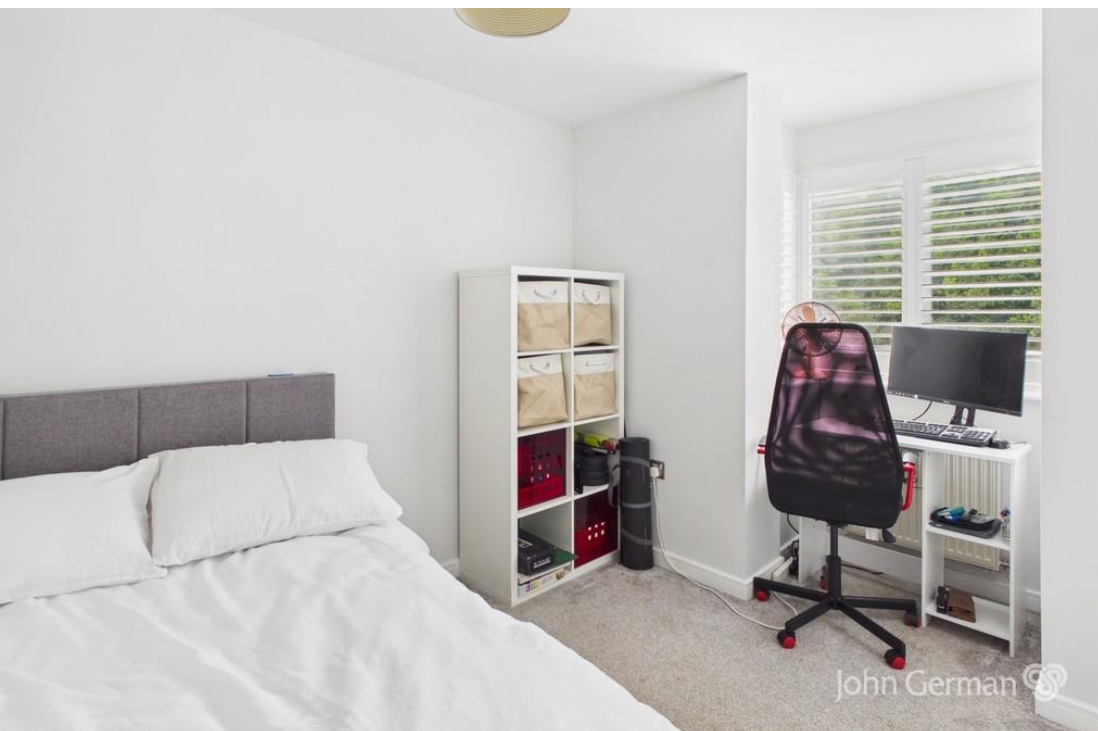
The principal bedroom suite occupies the entire upper floor, this superb set of rooms offers a spacious double bedroom with excellent natural light for a front facing dormer window with plantain shutters looking out towards the river, together with a dedicated dressing area fitted with hanging rails and additional storage, providing excellent organisation for clothing and accessories. The en-suite features a contemporary suite comprising corner shower enclosure, concealed flush WC and a pair of beautiful twin bowl wash basins set on a vanity unit with storage beneath, complemented by modern tiling, a heated towel rail and roof window providing natural light and ventilation.

Outside the property is set back from the road behind a small attractively landscaped fore garden with space for a bistro table and chairs and is I'm told a wonderful spot to sit and enjoy a glass of wine in the evening whilst listening to the sound of the river. The enclosed rear garden has been designed to provide an attractive yet low-maintenance outdoor space, featuring a paved patio leading onto a lawned area with a summer house at the rear of the garden and gated access leading to the off street parking spaces.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Traditional **Parking:** Off street **Electricity supply:** Mains
Water supply: Mains **Sewerage:** **Heating:**
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Local Authority/Tax Band: Amber Valley Borough Council / Tax Band C
Useful Websites: www.gov.uk/government/organisations/environment-agency

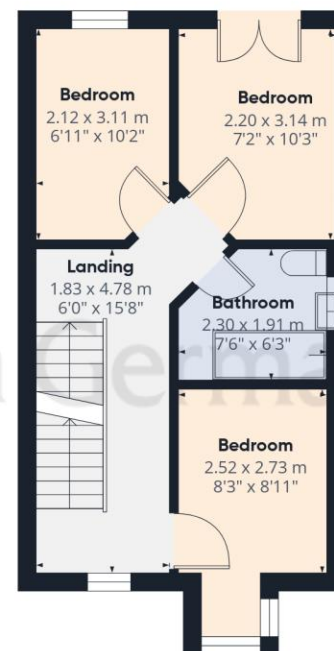
Our Ref: JGA/23072026



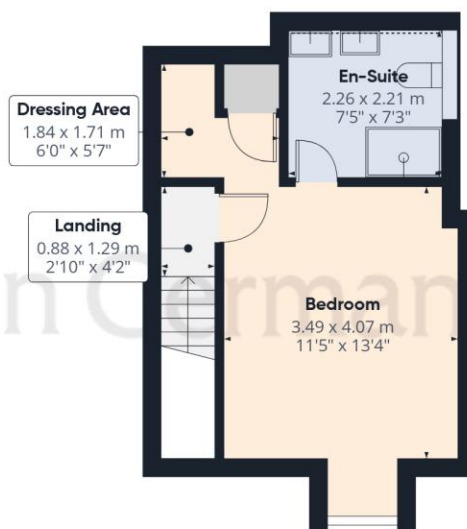




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

90.4 m²

975 ft²

Reduced headroom

1.3 m²

13 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

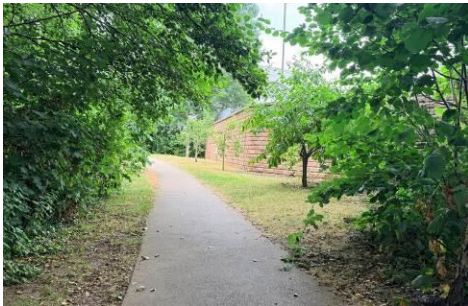
Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Riverside walk



Weir & beach area



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



RICS



