



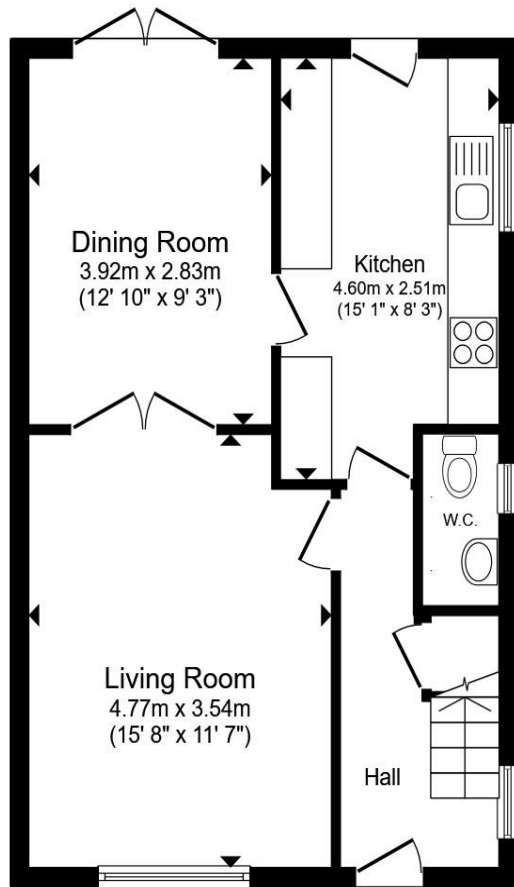
Naseby Road, Belper DE56 0ER

welcome to

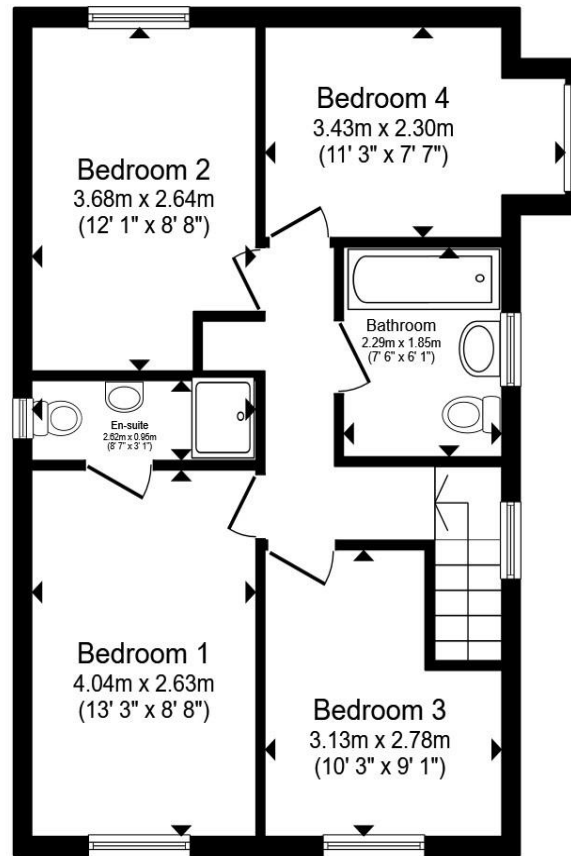
Naseby Road, Belper

A beautifully presented 4-bedroom detached home in Belper, offering spacious living, modern décor, a generous garden and excellent access to local shops and major road links. A warm, stylish family home that's ready to move into.





Ground Floor



First Floor

Living Room

15' 8" MAX x 11' 7" MAX (4.78m MAX x 3.53m MAX)

Dining Room

12' 10" MAX x 9' 3" MAX (3.91m MAX x 2.82m MAX)

Kitchen

15' 1" MAX x 8' 3" MAX (4.60m MAX x 2.51m MAX)

Bedroom 1

13' 3" MAX x 8' 8" MAX (4.04m MAX x 2.64m MAX)

Bedroom 2

12' 1" MAX x 8' 8" MAX (3.68m MAX x 2.64m MAX)

Bedroom 3

10' 3" MAX x 9' 1" MAX (3.12m MAX x 2.77m MAX)

Bedroom 4

11' 3" MAX x 7' 7" MAX (3.43m MAX x 2.31m MAX)

Bathroom

8' 7" MAX x 3' 1" MAX (2.62m MAX x 0.94m MAX)

Total floor area 98.2 m² (1,057 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



welcome to

Naseby Road, Belper

- Beautifully presented 4-bedroom detached family home
- Spacious lounge with fireplace and separate dining room
- Modern fitted kitchen with access to the garden
- Downstairs WC and fully fitted family bathroom and Ensuite shower room
- Four good-sized bedrooms, two ideal for home working

Tenure: Freehold EPC Rating: C
Council Tax Band: C



This beautifully decorated 4-bedroom detached home in the sought-after town of Belper offers a perfect blend of comfort, style and practicality. Ready to move into, the property features a cosy yet spacious living room with a charming fireplace, flowing through double glass doors into a bright dining room with patio doors that lead into the garden. The well-equipped fitted kitchen opens directly onto the garden, and a convenient downstairs WC completes the ground floor layout.

Upstairs, you'll find four generously sized bedrooms, two currently used as home offices, and the master bedroom featuring an en-suite wc and shower room, A fully fitted modern family bathroom with shower serves the first floor.



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/DBY121495](https://www.bagshawsresidential.co.uk/Property/DBY121495)



Property Ref:
DBY121495 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01332 361308



Derby@bagshawsresidential.co.uk



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)