hall & benson

Windmill Lane
Belper

Windmill Lane
Belper DE56 1GP

for sale
£325,000

Property Description

A rare opportunity to acquire this substantial four bedroom Edwardian property, occupying a generous plot with an extensive frontage and large driveway providing ample off-road parking. Structurally detached from the neighbouring property to the left-hand side, the home has been thoughtfully designed to maximise the space available and offers excellent proportions throughout.

Positioned within a highly sought-after and attractive area of Belper, the property enjoys a large rear garden with outstanding far-reaching views across the town and surrounding landscape. Internally, the accommodation includes four well-sized bedrooms, a family bathroom and an additional gardeners WC making it ideally suited to growing families.

Offering significant scope for further improvement, reconfiguration or extension subject to the necessary permissions, this is a property with considerable potential to enhance both the living space and future value. Combining generous outdoor space, a unique position and exceptional potential, this is a superb opportunity within one of Belper's most desirable residential locations.

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Ground Floor **First Floor**

Total floor area 115.5 m² (1,244 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 Hall & Benson on

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2a King Street
BELPER DE56 1PS

EPC Rating: D

Council Tax
Band: B

Tenure: Freehold

view this property online hallandbenson.co.uk/Property/BPR102452

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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