



Over Lane  
Belper



## Property Description

A fantastic opportunity to purchase a unique property in a popular area, set on a generous plot of land and offered with no upward chain.

Situated on Over Lane, Belper, the property is conveniently located close to a wide range of local amenities, including shops, schools, bus routes and major road links.

The home occupies a substantial plot, with gardens to the front, side and rear, along with a large pond, a generous brick-built garage, and a large detached half-brick greenhouse positioned at the rear of the land.

In brief, the accommodation comprises: an entrance conservatory/sitting room, a traditional dining kitchen, through lounge and dining room, an inner hallway, a ground-floor shower room and a separate ground-floor WC.

To the first floor are three double bedrooms.

The land the property sits on offers excellent potential, subject to the correct planning permissions.

For more information or to arrange your viewing, please call.

## Conservatory / Sitting Room

With a UPVC sliding patio door, radiator and over looking the garden,

## Breakfast Kitchen

A traditional breakfast kitchen with dining space, Belfast sink with worksurfaces and mixer tap, solid wooden base units and wall

mounted cupboards. space and plumbing for appliances, Dual aspect double glazed windows, radiator and sliding door to the separate WC.

## Wc

Fitted with a low level WC, wall mounted hand wash basin and two double glazed windows.

## Inner Hallway

With tiled flooring, stairs leading to the first floor, radiator and doors to;

## Shower Room

The family shower room comprises of an enclosed shower cubicle, low level wc and a vanity style hand washbasin with useful storage. The bathroom is fully tiled, has a double glazed opaque window and radiator.

## Lounge And Dining Room

This spacious through-lounge offers a versatile and welcoming living area, featuring two windows that floods the room with natural light and an attractive stone archway that opens into a second seating or dining space. The room benefits from a neutral décor, fitted carpet, wall-mounted shelving and ample floor space for a variety of furniture layouts, making it ideal for both relaxing and entertaining. Doors lead to both the inner hallway and conservatory.

## First Floor Landing

The first floor landing leads to all three double bedrooms.

## Bedroom One

Having a UPVC double glazed window to the front elevation, carpet flooring and radiator.

## Bedroom Two

with a double glazed window, carpet flooring, radiator, wall mounted combi boiler and built in storage.

## Bedroom Three

Double glazed window, carpet flooring, radiator and built in storage.

## Gardens

Set back from the road with a brick walled boundary with gated access. There are gardens to the front, side and rear of the property with scope for development or extensions providing correct planning permissions are gained. A great opportunity to create a fantastic family home in a great location.

## Garage

Detached garage with double doors to the front and having power and light.

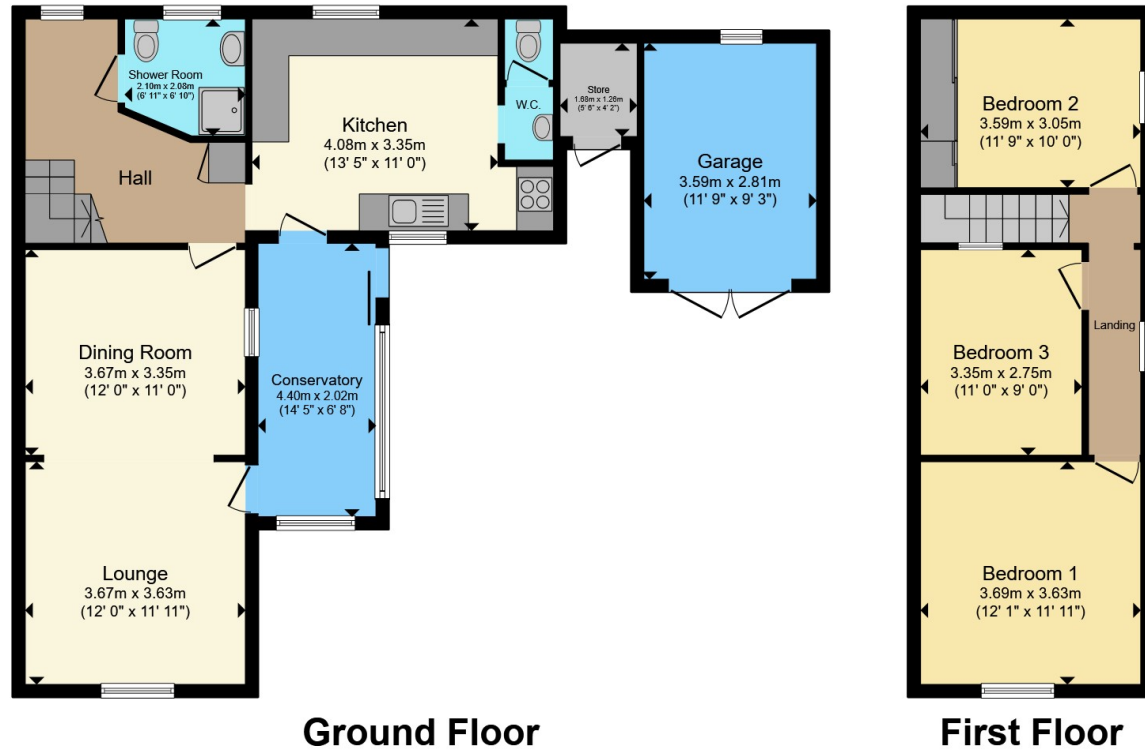
## Greenhouse

Bespoke generously sized brick built professional greenhouse with both power and light. In need of re glazing.









**Ground Floor**

**First Floor**

Total floor area 117.8 m<sup>2</sup> (1,268 sq.ft.) approx

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EPC Rating: D Council Tax  
 Band: C

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Tenure: Freehold



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