Lowlands Road
Belper

burchell edwards

Lowlands Road
Belper DE56 1HN

for sale
£375,000

Property Description

Situated in a popular residential location of Belper is this beautifully presented, extended four bedroom detached family home offered for sale with NO UPWARD CHAIN and benefiting from having ample off road parking along with a detached GARAGE. The accommodation in brief comprises; entrance porch, entrance hall, lounge, dining room, kitchen, garden room and a ground floor cloakroom. To the first floor there are four bedrooms and a family bathroom while externally there is an enclosed well maintained garden to enjoy. An internal viewing is strongly recommended to fully appreciate the property on offer.

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
Entered via UPVC double glazed door to the front elevation into the porch with a door opening into the hallway.

Hallway
Having UPVC double glazed window to the side elevation, a radiator, LVT flooring, stairs off leading to the first floor and doors off to:-

Cloakroom
Having low level W.C, wash hand basin, UPVC double glazed obscured window to the side elevation, tiled splashbacks and heated towel rail.

Lounge
Having UPVC double glazed bow window to the front elevation, gas coal effect fire, a radiator, coving to the ceiling and open access into the dining room.

Dining Room
Having UPVC double glazed French doors to the rear elevation opening to the garden room, a radiator, UPVC double glazed window to the rear and door to the kitchen.

Kitchen
Having a range of matching range of wall and base units with work surfaces over, a radiator, integrated electric oven and grill, integrated microwave, integrated fridge, integrated dishwasher, integrated washing machine, four ring gas hob, tiled splashbacks, UPVC double glazed windows to the rear and side elevations, door opening to the pantry and stainless steel sink.

Garden Room
Having the boiler and UPVC double glazed windows to the rear and side elevations.

First Floor Landing
Having a storage cupboard and loft access.

Bedroom One
Having fitted wardrobes with an airing cupboard, fitted over head storage and UPVC double glazed window to the front.

Bedroom Two
Having UPVC double glazed window to the rear and a radiator.

Bedroom Three
Having two UPVC double glazed windows to the front elevation, storage cupboard, a radiator and UPVC double glazed window to the side.

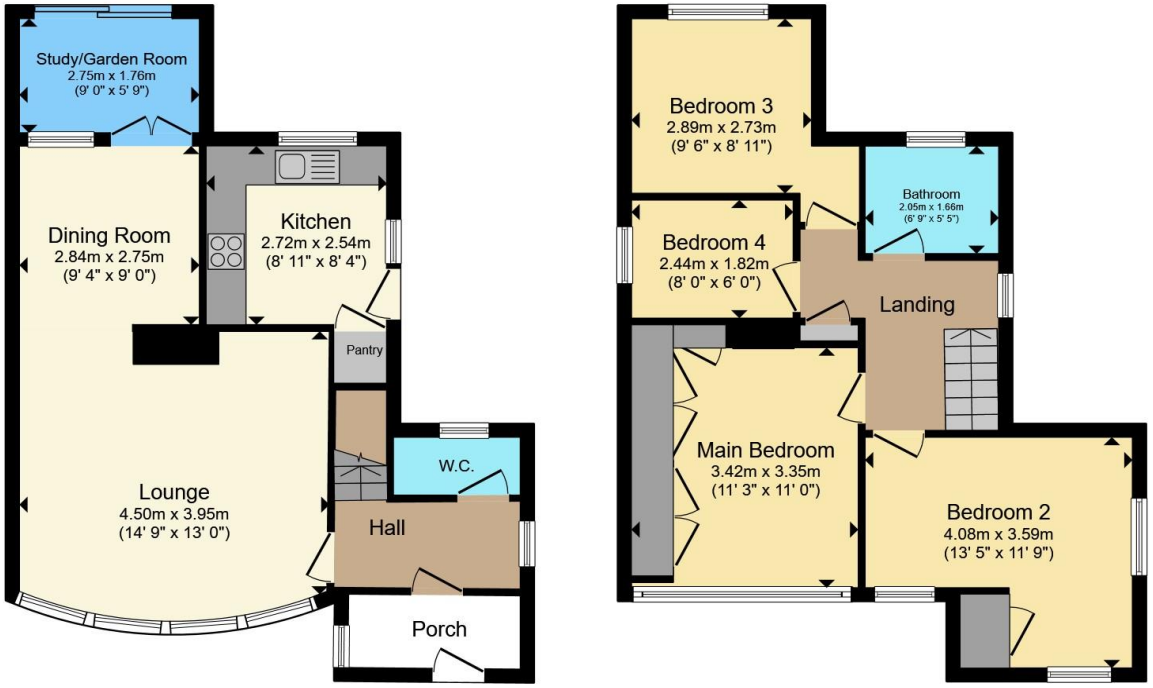
Bedroom Four
Having UPVC double glazed obscured window to the side.

Bathroom
Having a P-shaped bath with electric shower over, vanity wash hand basin, low level W.C, tiled splashabcks, heated towel rail and shaver point.

Outside
To the front of the property is a driveway providing ample off road parking with gated side access and further driveway to the side.

To the rear the garden has a detached garage, gated side access, outside tap, paved seating area, fenced boundaries, pebbled seating area, laid lawn section and a composite shed.

Garage
Having up and over door.



Total floor area 100.1 m² (1,078 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

T 01773 822622
E belper@burchelledwards.co.uk

1-3 Bridge Street
BELPER DE56 1AY

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

check out more properties at burchelledwards.co.uk

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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.