



Derwentside Drive
Belper

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edwards



Property Description

GUIDE PRICE £270,000-£280,000 A beautifully presented two double bedroom semi-detached home, built in 2024 by the highly regarded Wheeldon Homes to the popular 'Bramley' house type, occupying an enviable position towards the edge of the development with open wildlife views to the rear.

This modern home offers well-proportioned accommodation arranged over two floors, complemented by a landscaped rear garden, driveway parking and a range of energy-efficient features including solar panels and an EV charging point.

The property is entered via a welcoming entrance hallway with access to a useful ground floor cloakroom/W.C. The bright and well-proportioned lounge provides a comfortable space to relax, whilst to the rear is a contemporary kitchen/diner, fitted with a range of modern units and providing an excellent space for both everyday dining and entertaining, with views and access towards the garden.

To the first floor are two generously sized double bedrooms, both offering good proportions and flexibility for a range of furniture arrangements. The modern family bathroom is fitted with a contemporary suite.

Externally, the property benefits from a driveway positioned to the side, providing off-road parking, whilst the landscaped rear garden offers an attractive and low-maintenance outdoor space. The property's position towards the edge of the development is a particular advantage, with open wildlife views to the rear, creating a pleasant sense of space and privacy.

Agent's Note

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 Hallway

Accessed via a composite door to the front elevation.

Cloakroom/ W.C

Having low level W.C, pedestal wash hand basin with chrome mixer tap over, central heating radiator and Low E triple glazed window to the side elevation.

Lounge

A bright and spacious room with a Low E two triple glazed window, fitted with DuoLight Thermal Blinds, to the front elevation, central heating radiator, stairs rising to the first floor landing with storage nook underneath and door leading to:

Kitchen/ Diner

Fitted with a range of matching wall and base units with complementary work surfaces over, incorporating a stainless steel sink/ drainer unit with chrome mixer tap over and four ring gas hob with stainless steel extractor hood over. There are a range of integrated appliances, including fridge/ freezer and oven, under-counter lighting and premium low energy LED down lights, Low E triple glazed window, fitted with DuoLight Thermal Blinds, and French doors to the rear elevation, providing access to the garden.

First Floor Landing

With Low E triple glazed window to the side elevation, loft hatch providing access to the loft and central heating radiator.

Bedroom One

Having Low E triple glazed window, fitted with DuoLight Thermal Blinds to the rear elevation, enjoying a pleasant outlook, central heating radiator and part-mirrored fitted wardrobes,

Bedroom Two

Having two Low E triple glazed windows, fitted with DuoLight Thermal Blinds to the front elevation, central heating radiator and mirrored fitted wardrobes.

Bathroom

A modern three piece white suite, comprising of; A panelled bath with chrome, mains-fed shower head over and glazed shower screen, low level W.C and pedestal wash hand basin with chrome mixer tap over. There is a chrome heated towel rail, fully tiled walls to the shower area and extractor fan.

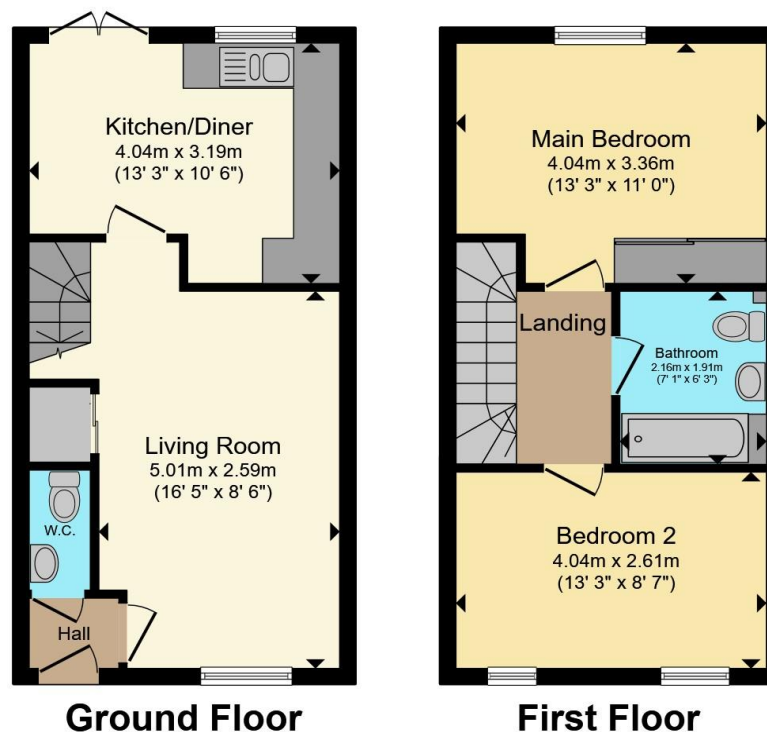
Outside

To the front of the property is a small, low-maintenance fore-garden. There is a block-paved driveway to the side providing off-road parking for multiple vehicles and gated side access. The rear garden is fully enclosed with fenced boundaries and is laid mainly to lawn, with planted borders, two seating areas and a timber shed.









Total floor area 67.1 m² (722 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



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EPC Rating: A

Tenure: Freehold

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