



3 Bed House - End Terrace

1 Derwentside Drive, Belper DE56 1RD
Offers Around £289,950 Freehold



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A

Fletcher & Company

www.fletcherandcompany.co.uk

- Beautiful 2023 Built End Modern Home - 10 Year NHBC Warranty
- Located Close To Milford, Duffield & Belper
- High Efficiency with Electric Solar Panels - EPC rating A
- Spacious Lounge
- Living Kitchen/Dining Room with French Doors to Garden
- Utility Room & Cloakroom/W.C.
- Three Generous Bedrooms
- En-suite & Family Bathroom
- Enclosed Garden with Patio
- Two Allocated Car Parking Spaces - Electric Charging Point

STYLISH THREE BEDROOM EN-SUITE HOUSE - Beautiful high efficiency semi-detached property enjoying a lovely living kitchen/dining with French doors to garden, three generous bedrooms and two bathrooms, located with fast access to Duffield, Milford and Belper.

Derwentside Development

Derwentside is an exciting development of quality homes. All the homes featured here offer a host of benefits and energy saving features which combine to provide a range of accommodation designs offering you a home with a contemporary character and degree of individuality. Enjoy all the benefits of living close to a market town combined with the great outdoors lifestyle. This popular location is an ideal choice for our development of quality homes, nestled amid established housing, commercial premises and farmland. Belper is a friendly and welcoming community with a vibrant atmosphere and an ideal location for our house styles.

The Location

Derwentside is conveniently located just 1 mile out of Belper, 1 mile to Milford, 2 miles from Duffield, 9 miles South of Matlock, 7 miles north of Derby and 17 miles to Nottingham city centre. The surrounding villages and local towns all offer a good choice of services, with leisure centres, several public houses, a selection of restaurants and all the major super stores. Children are also well served educationally, with infant, primary and secondary schools.

Accommodation

Ground Floor

Storm Porch

With outside light and entrance door opening into entrance hall.

Entrance Hall

6'9" x 3'5" (2.07 x 1.05)

With wood effect flooring, radiator, double glazed window to front and burglar alarm control panel.

Cloakroom

4'10" x 3'7" (1.48 x 1.11)

With low level WC, pedestal wash handbasin, matching wood effect flooring, radiator, extractor fan and internal panelled door with chrome fittings.

Lounge

15'5" x 13'7" (4.71 x 4.16)

With two radiators, matching wood effect flooring, staircase leading to first floor, double glazed window to front with fitted blind and internal panelled door with chrome fittings.



Living Kitchen/Dining Room

16'6" x 15'8" (5.04 x 4.79)



Dining Area

With matching wood effect flooring, radiator, double glazed French doors opening to garden and open space leading to kitchen area.



Kitchen Area

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching quartz worktops, built-in five ring gas hob with extractor hood over, built-in electric fan assisted oven, integrated fridge/freezer, integrated dishwasher, matching wood effect flooring, spotlights to ceiling, open space leading to dining area, double glazed window overlooking rear garden with fitted blind and internal panelled door with chrome fittings.



Utility Room

5'8" x 5'1" (1.73 x 1.55)

With inset stainless steel sink unit with mixer tap, quartz worktop, fitted base cupboard underneath, matching wood effect flooring, spotlights to ceiling, extractor fan, radiator, washing machine included in the sale, space for tumble dryer and internal door with chrome fittings.

First Floor Landing

10'1" x 3'2" (3.08 x 0.97)

With radiator, access to roof space, attractive balustrade and built-in storage cupboard with shelf.

Bedroom One

10'8" x 9'9" (3.26 x 2.98)

With fitted double wardrobes with sliding doors, radiator, double glazed window with fitted blind to front and internal panelled door with chrome fittings.



En-Suite

6'9" x 5'10" (2.08 x 1.79)

With separate shower cubicle with chrome shower, pedestal wash handbasin with chrome fittings, low level WC, tile splashbacks, radiator, spotlights to ceiling, extractor fan, shaver point, double glazed window to side and internal panelled door with chrome fittings.



Bedroom Two

11'4" x 9'9" (3.47 x 2.98)

With fitted double wardrobes with sliding doors, radiator, double glazed window to rear with fitted blind and internal panelled door with chrome fittings.



Bedroom Three

10'9" x 6'6" (3.30 x 2.00)

With radiator, double glazed window to rear with fitted blind and internal door with chrome fittings.



Family Bathroom

6'5" x 6'2" (1.98 x 1.88)

With bath with chrome shower over with shower screen door, pedestal wash handbasin with chrome fittings, low level WC, tile splashbacks, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, double glazed window to front and internal panelled door with chrome fittings.



Garden

To the rear of the property is a manageable, enclosed rear garden laid to lawn with patio, gabion stones, enclosed by fencing and with rear access gate.



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Driveway

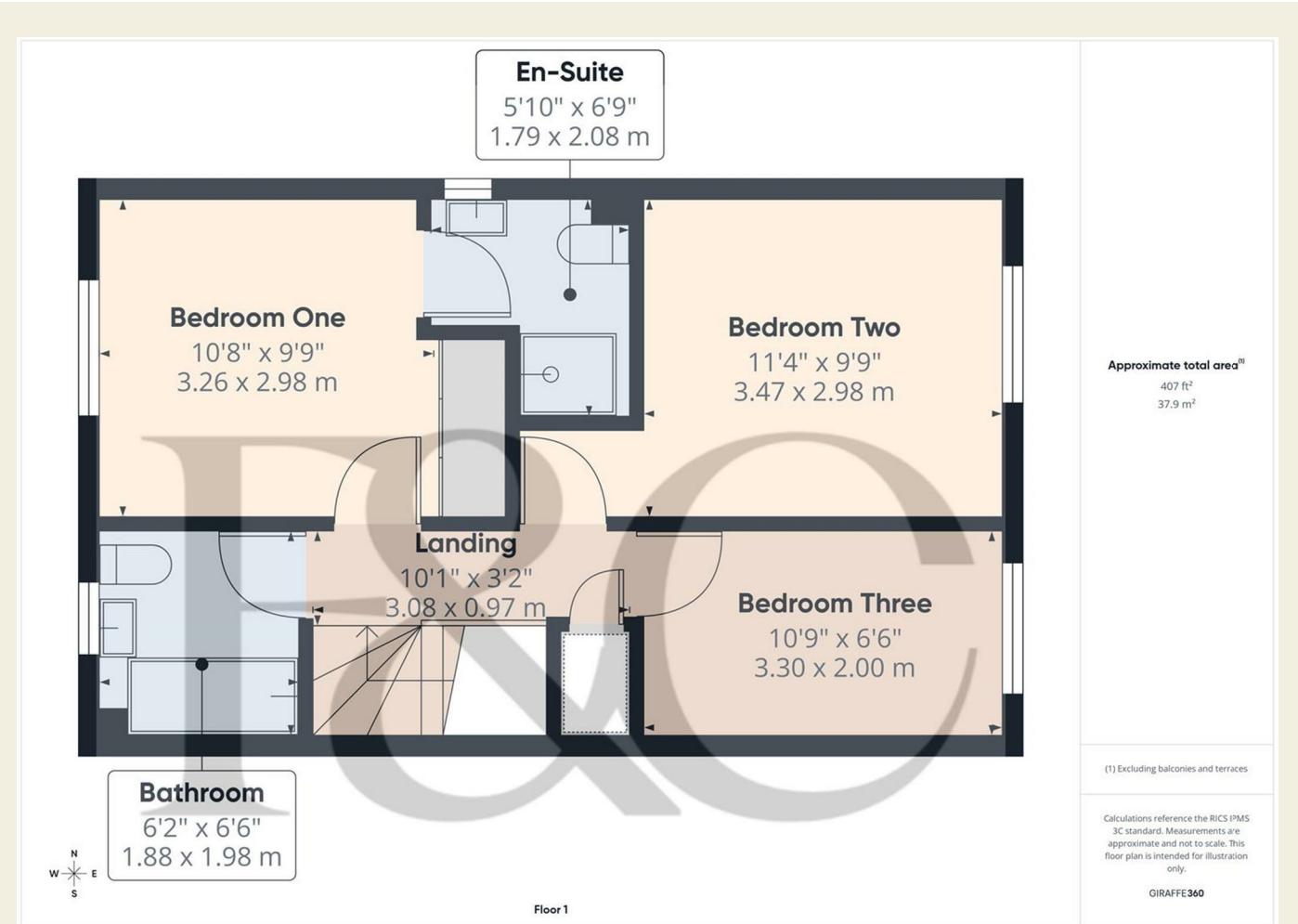
Immediately to the left hand side of the property is a double width, block paved driveway for two cars with electric car charging point.



Council Tax Band - C
Amber Valley



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	