

for sale

£300,000



Whitemoor Lane Belper DE56 0HD

Deceptively spacious extended three double bedroom family home with extensive living accommodation, dining kitchen, utility, ground floor WC & En suite! Call to arrange your viewing

Whitemoor Lane Belper DE56 0HD

Entrance Hallway

5' 4" x 4' 4" (1.63m x 1.32m)

UPVC double glazed entrance door and window, laminate flooring, radiator and entrance door to;

Lounge / Dining

24' 2" Max x 17' 6" Max (7.37m Max x 5.33m Max)

Generously sized open plan lounge, dining and study area with a feature fireplace with inset living flame gas fire with hearth and surround, Two UPVC double glazed windows to the front elevation, Two radiators, brand new carpet and stairs to the first floor landing. Door leading to;

Family Dining Kitchen

20' 4" Max x 13' 5" Max (6.20m Max x 4.09m Max)

Generous kitchen with dining or living space fitted with a range of matching wall and base units, granite work surfaces with a sink and drainer unit, double gas oven, five ring gas hob with cooker hood over, integrated microwave and dishwasher. Feature skylights to the ceiling, laminate flooring throughout and UPVC double glazed French doors leading to the rear garden.

Utility

Fitted with matching wall and base units with work surfaces, stainless steel sink and drainer unit, combination boiler along with

space and plumbing for appliances. UPVC double glazed door to the side elevation and door to WC.

Wc

Fitted with a low level wc, hand wash basin, radiator and tiled floor.

Landing

UPVC double glazed window to the side elevation, loft access with drop down ladder to a part boarded loft.

Bedroom One

13' 5" Max x 12' 7" Plus recess (4.09m Max x 3.84m Plus recess)

Generous double bedroom with a UPVC double glazed window to the rear, eaves storage areas, radiator, carpet flooring and door to;

En-Suite

Fitted with a double shower unit with electric shower, low level WC and a pedestal hand wash basin. Tiled flooring, part tiled walls, heated towel rail and UPVC double glazed window to the



side.

Bedroom Two

11' 9" x 14' 5" Max (3.58m x 4.39m Max)

Double bedroom with a UPVC double glazed window to the front, radiator and carpet flooring.

Bedroom Three

11' 9" x 9' 9" (3.58m x 2.97m)

Double bedroom with UPVC double glazed window to the front elevation, radiator and carpet flooring.

Family Bathroom

Fitted with a corner bath, low level wc and a vanity style hand wash basin. Tiled walls, storage cupboard and UPVC double glazed window to the rear.

Gardens and Parking

To the front of the property low maintenance with a block paved driveway with landscaped grounds.

The rear garden is a very generous size with a large lawn with raised planted borders, fenced boundaries and a sandstone patio

with lights. The shed has power and light. The garden also benefits from outdoor sockets and outside tap.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

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Property Ref: BPR100774 - 0001

Tenure: Freehold

EPC Rating: D

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