



## Mill Lane, Belper, Derbyshire, DE56 1LH

Offers Over £250,000

- NEW TO THE MARKET - WELL PRESENTED THREE BEDROOM END TERRACE PROPERTY WITH OFF ROAD PARKING AND LONG ENCLOSED REAR GARDEN - SMARTMOVE HOMES are delighted to bring to the market this beautifully presented three bedroom semi detached property briefly comprising of an open storm porch, entrance hallway, living room, dining room, modern fitted kitchen, rear porch, utility/ WC, three bedrooms and a modern shower room. Outside there is a large enclosed rear garden, front garden and off road parking for multiple vehicles on a tarmac driveway. To book a viewing please contact SMARTMOVE HOMES as soon as possible.



## Property Description

### GROUND FLOOR

#### STORM PORCH

An open storm porch leading through to the entrance hallway.

#### ENTRANCE HALLWAY

Laminate flooring, door with side panel windows to the front elevation, central heating radiator and stairs leading up to the first floor landing with open storage space.

#### LIVING ROOM

A spacious reception room with large window to the front elevation, central heating radiator, continued laminate flooring and an electric feature fireplace.

#### DINING ROOM

A light-filled room with French doors to the rear elevation accessing the rear garden, continued laminate flooring and central heating radiator.

#### FITTED KITCHEN

Modern fitted kitchen with matching wall and base units and work surface with ceramic sink and drainer. Built-in electric double oven, built-in electric hob with extractor fan over, integrated fridge, wine cooler and dishwasher. Continued laminate flooring, window to the side elevation and door and window to the rear elevation.

#### REAR PORCH

Dual aspect doors providing access to the garden, tile flooring and lighting.





#### UTILITY/ WC

A brick built outbuilding connected to the house. Space for tall fridge freezer, tumble dryer and washing machine. Houses the combination boiler. Fitted WC. Obscure windows to the rear and side elevations, with power and lighting throughout.

#### FIRST FLOOR

##### LANDING

Window to the side elevation and loft access.

##### MASTER BEDROOM

Window to the front elevation, central heating radiator and recess for wardrobes.

##### BEDROOM TWO

A large double bedroom with window to the rear elevation and central heating radiator.

##### BEDROOM THREE

A good-size bedroom with window to the side elevation, central heating radiator and built-in storage cupboard over the stairs.

##### SHOWER ROOM

A modern three piece shower room comprising a fitted corner shower cubicle with electric shower over, pedestal wash basin and WC. Vinyl flooring, tile splashbacks, extractor fan, central heating radiator and obscure window to the rear elevation.

#### OUTSIDE

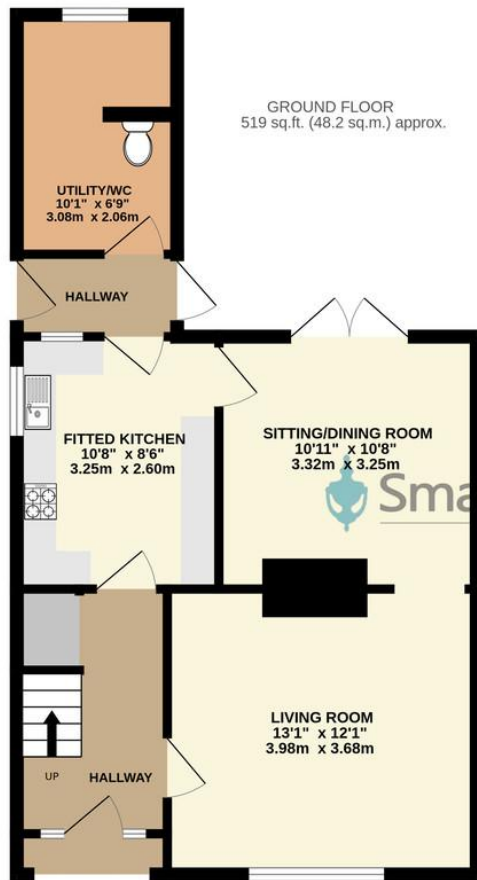
##### FRONT GARDEN

Mainly laid to lawn with planted borders and fenced surround.

##### OFF ROAD PARKING

Off road parking for multiple vehicles on a tarmac driveway, with potential for additional parking.





TOTAL FLOOR AREA: 951 sq.ft. (88.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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