



Welton Avenue, Belper, Derbyshire, DE56 1UD

Asking Price Of £264,950

- NEW TO THE MARKET WITH NO UPWARDS CHAIN - WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOME WITH ENCLOSED GARDEN, ENSUITE TO MASTER, OFF ROAD PARKING AND GARAGE - SMARTMOVE HOMES are pleased to bring to the market this excellent property in a quiet cul-de-sac in Belper briefly comprising of an entrance hallway, downstairs WC, open plan lounge/diner, conservatory and fitted kitchen to the ground floor. To the first floor landing there are three good sized bedrooms, family bathroom and an ensuite shower room to the master bedroom. Outside there is an enclosed and well maintained garden with fish pond and shed, off road parking to the front leading to an integral garage. To book a viewing please contact Smartmove Homes as soon as possible.



Property Description

ENTRANCE HALLWAY

Door to the front elevation, LVT tiled floor, central heating radiator and stairs leading up to the first floor landing.

KITCHEN

Fitted kitchen with matching wall and base units, work surface with inset composite 1 1/2 sink and drainer, built in gas hob and electric oven with extractor fan over, space for an under counter fridge and space and plumbing for a washing machine. Window to the front elevation, tiled splash backs and plinth heater.

LOUNGE/DINER

Spacious reception room with window and sliding patio doors giving access to the conservatory to the rear elevation, gas feature fireplace with surround and hearth, two central heating radiators and under stairs storage cupboard with power and lighting.

CONSERVATORY

Double glazed conservatory with tiled floor, lighting and electrics.

WC

Downstairs WC with a wall mounted wash basin and WC. Obscure window to the side elevation, Vinyl floor and central heating radiator.

FIRST FLOOR LANDING

Window to the side elevation, central heating radiator and built in airing cupboard.

MASTER BEDROOM

Double bedroom with window to the front elevation, built in wardrobes, space for a dressing area, central heating radiator and access to the ensuite.





ENSUITE

Three piece shower room comprising of a single shower cubical with mains fed shower over, WC and pedestal wash basin. Obscure window to the front elevation, central heating radiator, extractor fan and Vinyl floor.

BEDROOM TWO

Double bedroom with window to the rear elevation, built in wardrobes and central heating radiator.

BEDROOM THREE

Window to the rear elevation, loft access and central heating radiator.



BATHROOM

Three piece bathroom suite comprising of a fitted bath with mains fed shower over, WC and pedestal wash basin. Obscure window to the rear elevation, fully tiled splash backs, extractor fan and central heating radiator.

OUTSIDE

GARDEN

Enclosed and private rear garden which is mainly stoned with stoned and planted borders with a wooden shed and a pond. To the front there is a well maintained fore garden with planted borders, outside water tap and outside lighting.



OFF ROAD PARKING

Tarmacked driveway allowing for off road parking for one car which leads to a single integral garage with a manual up and over door, power, lighting and also houses the combi boiler system.

OTHER INFORMATION

EPC: AWAITING

TENURE: FREEHOLD

GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 1014 sq.ft. (94.2 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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