



## 17 Blackberry Way, Belper, DE56 0LE

£235,000



SOLD SUBJECT TO CONTRACT. Enjoying a cul-de-sac position located on a small residential development in a popular location offering excellent commuting distance to the A38 providing a direct link to Derby city centre to the south and the M1 junction 28 to the north, is this two bedroom modern semi detached property. The accommodation is presented to an excellent standard throughout benefiting from PVCu double glazed windows and a gas central heating system. The accommodation comprises: entrance porch, lounge with feature fire place, fitted kitchen with built-in oven and hob. To the first floor landing, two well proportioned bedrooms and a recently fitted modern family shower room having a three piece suite. The property sits in a slightly elevated prominent position having a slate low maintenance fore garden with pathway and step to the front door with a tarmac driveway to the side providing ample parking. A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect having an Indian flagstone patio immediately to the rear with steps to a matching sun terrace having trellis fencing and leading to a further low maintenance area with timber garden shed. We strongly recommend an internal inspection to fully appreciate this quality home. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.

- Two Bedroomed Semi Detached Property
- PVCu Double Glazing
- Off road Parking
- Recently Fitted Gas Combination Boiler
- Garden to Rear
- Sought After Location
- Gas Central Heating
- Beautifully Presented Throughout
- Recently Fitted Shower Room

