



£325,000

Newbridge Road, Belper DE56 2GR

Semi-Detached House | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Extended Period Semi Detached House
- 2 Double Bedrooms & 2 Reception Rooms
- Superb Garden Room
- Beautiful Landscaped Gardens
- Excellent Presentation Throughout
- Elevated Position With Beautiful Views
- Ideal Downsize or First Time Buy
- Viewing Absolutely Essential
- COUNCIL TAX BAND B

## Property Description

An opportunity to acquire this truly stunning period property benefiting from extensions and superb countryside elevated views.

## Main Particulars

Derbyshire Properties are delighted to present this stunning period semi-detached property located with close proximity of Belper and Matlock. The property has undergone extensive improvements throughout and benefits from a superb garden room extension and garden to the rear elevation. The property briefly comprises of:- entrance hall, dining room, kitchen, living room and garden room all to the ground floor. To the first floor:-The landing leads to 2 double bedrooms and superb shower room. Externally the property is located on a elevated plot and both beautiful landscaped gardens that enjoys the surrounding countryside views. We believe the property would ideally suit those looking to downsize or young professionals and an immediate internal inspection should be undertaken to avoid disappointment.

### Entrance Porch

With composite door with adjoining windows leading from the side elevation, additional window to front elevation providing stunning countryside views, Minton tiled floor covering add internal original door leading into the main entrance hallway.

### Entrance Hall

2.21m x 1.04m (7' 3" x 3' 5") Entered via the porch, wood floor covering, wall mounted radiator, picture window to side elevation, carpeted staircase to the 1st floor landing and internal doors access both reception rooms.

### Living Room

3.90m x 3.30m (12' 10" x 10' 10") With two large double glazed windows to the front elevation framing the surrounding countryside, wall mounted radiator, wood floor covering, TV point and decorative coving and ceiling rows. The feature focal point of the room is an inset log burning cast iron fire with exposed brick backdrop and raised tiled hearth.

### Dining Room

3.90m x 3.30m (12' 10" x 10' 10") The beautiful spacious room located to the rear aspect and having easy access to the kitchen, benefits from a light and airy feeling. A double glazed mock sash window and large 'French' doors to the rear allow for direct access on to the rear entertaining terrace. Decorative coving and rose to ceiling, The focal point of the room is a period style fire surround with inset log burner.

### Kitchen/Breakfast Room

4.73m x 2.38m (15' 6" x 7' 10") Comprising of a range of white high gloss/contrasting grey wall and base mounted units with granite work surfaces incorporating a moulded stainless steel sink with mixer taps and complementary heritage splashback tiling. Integrated induction hob with modern extractor canopy over, floor to ceiling vertical radiator, integrated 'Neff' oven and 'Bosch' convection microwave oven, integrated fridge/freezer and dishwasher. Large mirror tiled floor covering, decorative coving and spotlights to ceiling, under cupboard lighting and useful under stairs storage cupboard. Door opening to:-

### Garden Room (Extension)

3.23m x 3.27m (10' 7" x 10' 9") This stunning addition to the rear creates additional living space and is constructed from a brick base with UPVC pitched roof with

temperature controlling glass and bifold doors leading onto a garden terrace. Additional window to the rear elevation, wall mounted horizontal electric panel heater.

## First Floor

### Galleried Landing

1.80m x 3.35m (5' 11" x 11' 0") Accessed via the main entrance hall is this spacious light and airy gallery landing with wall mounted radiator, window to the side elevation, decorative coving and large ceiling mounted loft access point. Internal doors access both bedrooms, shower room and useful linen storage cupboard..

### Bedroom 1

3.88m x 3.36m (12' 9" x 11' 0") Located to the front elevation and having large double glazed window framing the super countryside views, wall mounted radiator, decorative coving, space for wardrobes and cast-iron feature fireplace.

### Bedroom 2

3.60m x 2.74m (11' 10" x 9' 0") With double glazed window to the front elevation, wall mounted radiator and decorative coving.

### Bathroom

2.93m x 2.44m (9' 7" x 8' 0") This beautifully crafted three piece suite contains WC, pedestal wash hand basin and large shower enclosure with, central drainage point, rainfall head shower attachment over and complementary glass shower screen. Fully tiled walls, spotlights and extractor ceiling, wall mounted period style heated towel rail, linen storage cupboard and double glazed window to the rear elevation.

### Loft

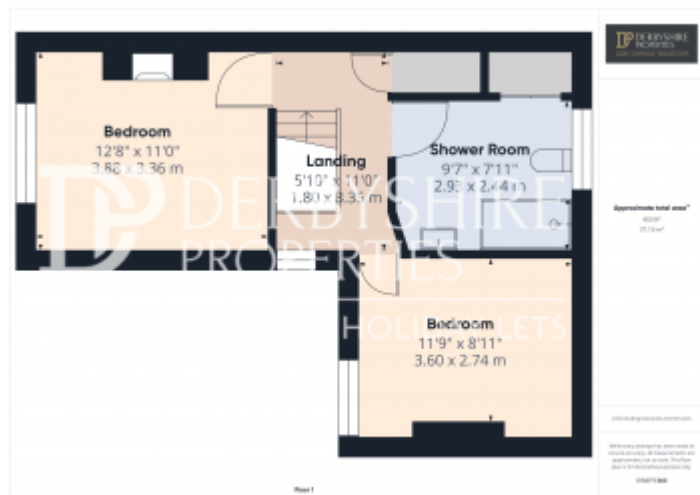
Has a ladder to gain entrance to a fully boarded and well lit loft.

### Outside

To the front elevation is a winding paved pathway that leads to the property to the side entrance porch via a number of mature stocked flower beds and borders. The truly beautiful rear garden has a paved garden terrace providing immediate access into the garden room and creates an ideal space for outside entertaining. Sleeper stairs lead to a paved patio area with pergola over and trellising. A shaped lawn with mature borders and conifer screening provide views of the surrounding countryside and timber fenced boundaries and further mature planting enclose on all sides from neighbouring properties.

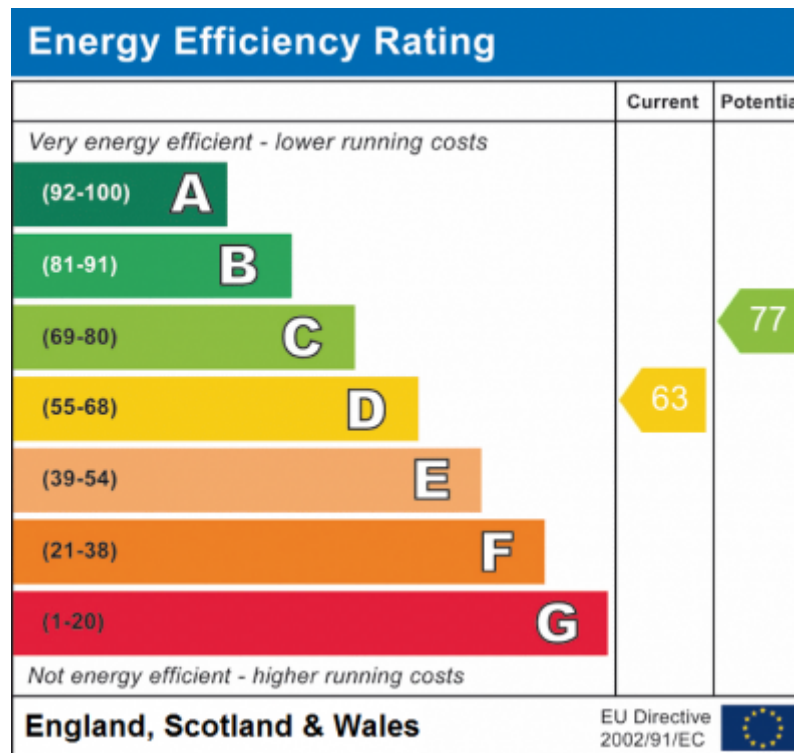






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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