



£385,000

Spencer Road, Belper DE56 1JW

Link Detached House | 4 Bedrooms | 1 Bathroom

DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -



Step Inside

Key Features

- Extended Link-Detached House
- 3/4 Bedrooms
- Council Tax Band B
- Extended Kitchen & Dining Area
- Large Garden With Stunning Countryside Views
- Off Street Parking
- Walking Distance into Belper Town
- 2 Reception Rooms, Both With Log Burners
- Ideal Family Home
- Viewing Essential
- Brick built outhouse with power

Property Description

Located in the very popular position of Spencer Road close to Belper town centre is this 3/4 bedroom link-detached property offering stunning countryside views.

Main Particulars

Derbyshire Properties are delighted to present this beautifully extended and presented period link-detached home located in sought-after position. Internally the property has been renovated throughout with a sizable rear extension and landscaped garden with stunning countryside views.

We recommend the property would ideally suit families looking for countryside views and easy access into Belper town centre. The location is regarded highly and an internal inspection is essential to avoid disappointment.

Entrance Hall

3.39m x 1.81m (11' 1" x 5' 11") Entered via an original hardwood door with stained glass from the front elevation surrounded stained glass windows. Decorative coving to ceiling, attractive wood panelling to walls, turning staircase to the 1st floor landing, wood floor covering and feature radiator.

Cloakroom/Wc

1.84m x 1.65m (6' 0" x 5' 5") With stone floor covering, WC with Pull-flush, ceiling mounted extractor fan and wall mounted vertical radiator.

The utility area comprises of range of wall and base mounted matching units with modern flat edge work-surfaces incorporating a single sink drainer unit with mixer taps and undercounter space and plumbing for washing machine.

Sitting Room

4.09m x 3.03m (13' 5" x 9' 11") With double glazed bay window with bespoke shutters to the front elevation, decorative coving to ceiling, wall mounted vertical radiator, TV point. The feature focal point is a cast-iron log burning fire with exposed timber lintel and Stone hearth.

Extended Lounge/Dining Room

5.88m x 3.27m (19' 3" x 10' 9") With double glazed bay window with bespoke shutters to the front elevation, decorative coving to ceiling, wall mounted vertical radiator and TV point. The feature focal point is a cast-iron log burning fire with exposed timber lintel and stone hearth.

Extended Galley Kitchen

5.80m x 1.70m (19' 0" x 5' 7") Comprising of a range of wall and base mounted units with modern flat edge work surfaces incorporating an enamel one and a half bowl sink drain unit with mixer taps and splashback areas. Space for gas range with extractor canopy over, floor to ceiling larder cupboards incorporating fridge/freezer, integrated dishwasher, wall mounted shelving, ceiling mounted spotlighting and stone floor covering. Door to the side elevation, double glazed window to the rear elevation offering superb elevated countryside views and additional large Velux skylight adding additional natural light.

First Floor

Landing

1.79m x 2.26m (5' 10" x 7' 5") Accessed via the main entrance hallway, ceiling mounted loft access point, original staircase, linen storage cupboard, internal doors accessing all bedrooms and bathroom.

Bedroom 1

3.62m x 3.35m (11' 11" x 11' 0") With double glazed window to the rear elevation offering superb countryside views, decorative coving to ceiling, wall mounted radiator and exposed floorboards.

Bedroom 2

3.54m x 3.01m (11' 7" x 9' 11") Double glazed window to the front elevation with bespoke shutters, wall mounted radiator, exposed floorboards and wall mounted cast-iron feature fireplace with tiled hearth.

Bedroom 3

3.55m x 2.71m (11' 8" x 8' 11") Double glazed window to the rear elevation offering superb views, wall mounted radiator, solid wood floor covering and decorative coving to ceiling.

Bedroom 4

1.92m x 1.67m (6' 4" x 5' 6") Located to the front elevation, double glazed window with bespoke fitted shutters, wall mounted radiator and shelving.

Bathroom

1.75m x 1.71m (5' 9" x 5' 7") Comprises of a three-piece white suite to include WC, pedestal wash hand basin and panelled Space-Saver bath with mains fed shower and attachment over with complementary glass shower screen. Part tiling, double glazed obscured window, tiled floor covering, wall mounted chrome heater towel rail.

Outside

To the front elevation is a tarmac driveway providing parking for 3-4 vehicles with walled boundaries to neighbouring properties and side access path leading to the rear aspect.

This superb rear garden comprises of a full width timber decking terrace with balustrade with steps leading down to a further decking entertaining terrace both enjoying superb elevated views. A timber garden gate then lead to a large lawn with fenced and walled boundaries and stocked flowerbeds.

Towards the bottom of the garden is a brick built outhouse with power and lighting , greenhouse and vegetable growing beds

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

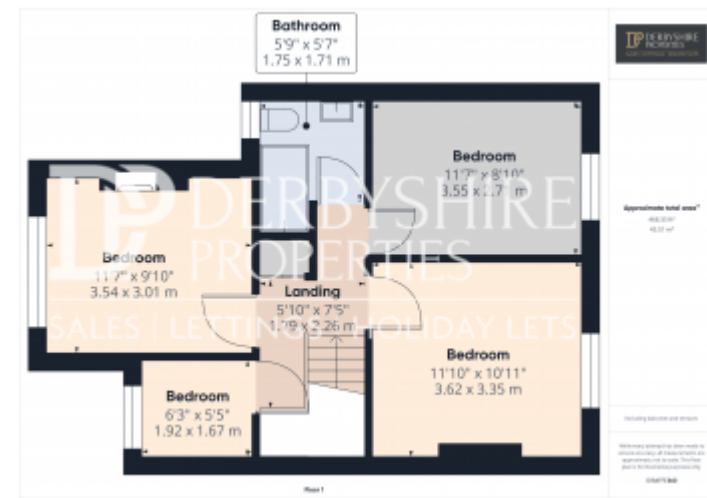
3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.






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

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Telephone: 01773 820983

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PROPERTIES**
= RAINBOW IN LETTERING =

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