



£325,000

Belper Road, Belper DE56 0SU

Terraced House | 3 Bedrooms | 2 Bathrooms

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Key Features

- *** GUIDE PRICE
£325,000 - £350,000 ***
- Extended Period Terraced Property
- Superb Elevated Views to front and rear
- Three Bedrooms - Master with En-Suite
- Living Kitchen Extention
- Large Garden
- Viewing Highly Recommended
- Sought after location
- Ideal family purchase
- COUNCIL TAX BAND A

Property Description

Located in a very highly regarded area is this well presented and extremely spacious period terrace property benefiting from a superb extension, large garden and beautiful countryside views.

Main Particulars

Derbyshire Properties are pleased to offer for sale this significantly extended period terrace property offering accommodation over three floors and ideally suiting families. The highly regarded location offers superb elevated views to front and rear elevations as well as having a large rear garden. Internally the property comprises of :- entrance porch, inner hallway with staircase to first floor landing and superb living/kitchen extension. The first floor landing provides access to two double bedrooms and family bathroom and the master bedroom and en-suite can be found on the second floor. The property offers a long private garden with stunning elevated views across Belper. We recommend an early internal inspection to avoid any disappointment.

Entrance Porch

Accessed via UPVC sealed unit door from the side elevation with internal door leading to:-

Living Room

11' 2" x 10' 10" (3.40m x 3.30m)

With double glazed window to the front elevation offering elevated views. Wall mounted radiator, wood floor covering and TV point. The feature focal point of the room is a cast iron fire set upon a raised tiled hearth with bespoke storage and shelving located within the chimney recesses. Door leads to:-

Inner Hallway

Staircase to first floor landing with under stairs storage cupboard, wood floor covering and door leading to:-

Extended Living Kitchen

24' 11" x 11' 0" (7.59m x 3.35m)

Living area - with solid wood floor covering, wall mounted radiator and feature cast iron range.

Kitchen/Dining Area - with the continuation of the solid wood floor covering from the living area. The kitchen comprises of a range of matching wall and base mounted units with solid woodwork surfaces incorporating a double Belfast sink with mixer taps. Undercounter space and plumbing for both dishwasher and washing machine, Space for fridge freezer, gas range with stainless steel splashback and extractor canopy over. Decorative wall lighting, wall mounted radiator, two large Velux windows to the side elevation and double glazed window and door to the rear elevation.

first Floor

Landing

Accessed via the inner hallway with wall mounted shelving and internal doors accessing two bedrooms and bathroom.

Bedroom Two

11' 2" x 9' 7" (3.40m x 2.92m)

Double glazed window to the front elevation offering superb elevated views across countryside, wall mounted radiator, shelf and inbuilt fitted furniture provide ample storage and hanging space.

Bedroom Three

13' 9" x 7' 3" (4.19m x 2.21m)

With large Velux window to the rear elevation, wall mounted radiator and space for wardrobe.

Bathroom

7' 0" x 4' 10" (2.13m x 1.47m)

Comprising of a three-piece suite to include WC, vanity unit and tiled fronted bath with mains fed shower and attachment. Fully tiled floors and wall, double glazed obscured window, wall mounted radiator.

Second Floor

Bedroom One

12' 10" x 11' 0" (3.91m x 3.35m)

Double glazed window to front elevation, wall mounted radiator, TV point, wall mounted radiator and decorative wall lighting. Internal door leading to:-

En-Suite

6' 0" x 4' 9" (1.83m x 1.45m)

Comprising of an encased WC, pedestal wash hand basin and large shower enclosure with mains fed shower and attachment over. Fully tiled walls, wall mounted heated towel rail, storage located in the roof eaves and Velux skylight to the rear elevation.

Outside

To the front elevation is a small front garden with walled boundaries with a range of inset planting within a soft flower bed.

The superb rear garden offers a paved patio with a cobbled pathway dividing areas of flowerbeds and herb garden, all enclosed by timber fence boundaries. A gravelled pathway then lead to an area of lawn with hedge row boundaries and fencing, also houses a timber garden shed. The third part of the garden has conifer screening, hedge-row boundaries and timber fencing to neighbouring properties. A paved pathway leads to a vegetable garden where a further garden shed can be found. The pathway then leads to a large area of lawn with mature hedge row boundaries and trees. To the very top part of the garden are superb open views currently restricted by trees and mature hedge row.

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.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(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	

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