



£435,000

Spencer Road, Belper DE56 1JY

Character Property | 4 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Extended Victorian Family Home
- 4 Bedrooms, 2 Bathrooms
- Garage and Parking To Rear
- Council Tax Band B
- Stunning Open Plan Living Kitchen
- x2 Driveways & Detached Garage
- Sought After Location, Close to Belper Town
- 4 Storeys & Rear Extension
- Ideal Family Home
- View Essential!

Property Description

A unique opportunity to purchase this superbly extended Victorian family home located close to Belper town centre.

Main Particulars

Derbyshire Properties are delighted to present this Victorian family home, located within close proximity to Belper town centre. The property offers a wealth of spacious living accommodation over 4 floors with a superb rear extension, converted cellar and loft. Unusually the property also offers parking to both the front and rear elevations and also benefits from a detached garage. The property would make an ideal family purchase or even extended families and an early internal inspection is essential to avoid disappointment .

Lower Ground Floor

Converted Basement

3.34m x 2.37m (10' 11" x 7' 9") Accessed via the living/kitchen is this useful room that could be used for a variety of purposes from study, playroom or even storage. The room has been tanked and spotlights to ceiling.

Entrance Porch

0.95m x 0.94m (3' 1" x 3' 1") With composite door leading into an entrance porch, original Victorian tiled flooring, painted wood panelled walls and original door leading through to the main entrance hallway.

Entrance Hallway

3.39m x 0.91m (11' 1" x 3' 0") Entered via the porch, wood floor covering, wall mounted radiator, original covering and Victorian archway, internal doors accessing both the living room and dining area with carpeted staircase leading to the first floor landing.

Living Room

4.45m x 3.49m (14' 7" x 11' 5") With double glazed mock sash window to the front elevation with in built window seat. Decorative picture rail, wall mounted radiator, TV point and shelving located in the chimney recesses. The feature focal point of the room is a cast iron log burning fire with exposed timber, exposed brick backdrop and tiled hearth.

Beautiful Open Plan Living Kitchen (Rear Extension)

3.87m x 3.47m (12' 8" x 11' 5") Living Area

6.58m x 4.24m (21' 7" x 13' 11") Dining Area

This wonderful addition comprises of range of wall and base mounted units with granite work surfaces incorporating a one and a half bowl sink drainer unit with feature hot tap. Integrated appliances include double electric oven, gas hob with extractor fan over and dishwasher.

Space and plumbing for American style fridge/freezer, wooden floor covering, wall mounted shelving, spotlights to ceiling, under cupboard lighting, wall mounted floor to ceiling modern vertical radiators and door leading to the basement room/study.

The room is flooded with natural light via a composite door and window to side elevation , five Velux skylights and large bifold doors to the rear elevation providing

direct access onto the rear garden.

First Floor

Landing

2.53m x 0.84m (8' 4" x 2' 9") Accessed via the main entrance hallway with original balustrade. Secondary staircase to the second floor landing. Internal doors access three bedrooms and a bathroom.

Bedroom 1

3.60m x 3.70m (11' 10" x 12' 2") With double glazed mock windows to the front elevation, wall mounted radiator, fitted wardrobes and internal door accessing the en-suite shower facility.

En-Suite

2.56m x 1.74m (8' 5" x 5' 9") This beautifully presented modern three-piece shower suite comprises of a WC, 'his and her', floating vanity unit and large shower enclosure with main fed shower and attachment over with complementary glass shower screen. Part tiling to walls, double glazed mock sash window to the front elevation, wall mounted electrical point, extractor fan, wall mounted chrome heated towel rail and Karndean floor covering.

Bedroom 2

3.90m x 3.70m (12' 10" x 12' 2") With double glazed mock window to the rear elevation, decorative coving to ceiling, wall mounted radiator.

Bedroom 3

2.84m x 2.66m (9' 4" x 8' 9") Double glazed mock sash window to the rear elevation, wall mounted radiator and space for bedroom furniture.

Bathroom

2.20m x 1.89m (7' 3" x 6' 2") Comprising of a three-piece white modern suite to include an encased WC with attached vanity unit with inset sink with mixer taps and tiled splashback areas. Modern bath tub with main shower and attachment over with additional pull out showerhead and complementary glass shower screen. Wall mounted chrome heated tower rail, spotlights and extractor fan to ceiling, double glazed obscured window and LVT floor covering.

Second Floor

Landing

1.69m x 0.75m (5' 7" x 2' 6") Accessed via the first floor landing with internal doors providing access into a en-suite and the fourth bedroom (attic bedroom).

Attic Bedroom

4.89m x 2.73m (16' 1" x 8' 11") (Restricted Headroom) Located in the roof space and benefiting from Velux windows to the front and rear elevation, Wall mounted radiator and useful storage alcove.

En-Suite

2.27m x 1.89m (7' 5" x 6' 2") Comprising of a Wc and pedestal wash hand basin with tiled splashbacks.

Outside

To the front elevation is a tarmac driveway providing parking for two vehicles with drainage and wall boundaries to neighbouring properties.

The rear garden is mainly laid to lawn with small paved seating area, stocked flowerbeds, trellising, side storage area and direct access to the rear detached garage.

Second driveway and garage- Located off 'Windmill Lane' and providing one parking space in front of a brick built detached garage with up and over door light and power. Internal door allows for direct access access to the rear garden where a wall mounted outside power supply and seating area can be found.

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.

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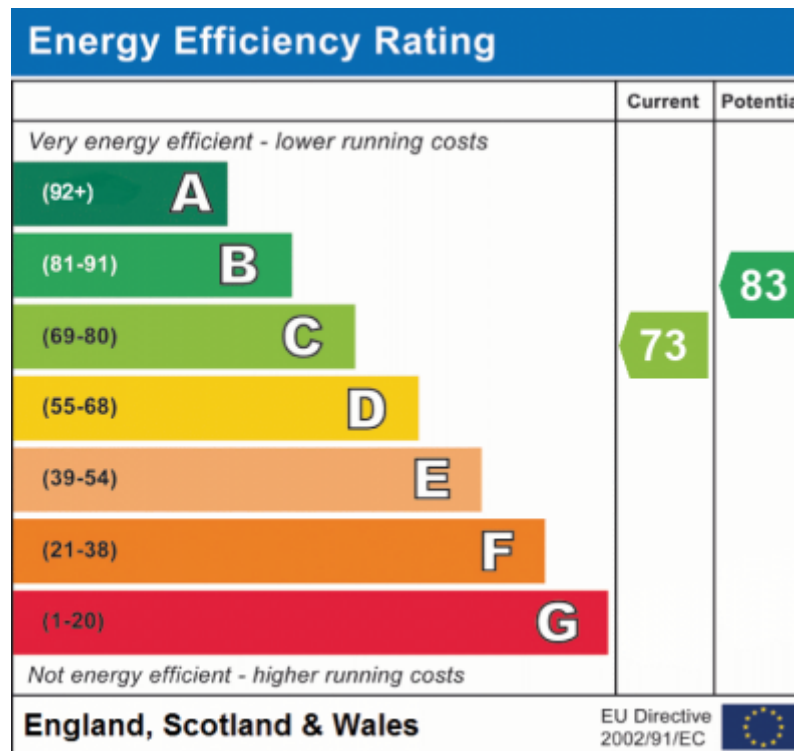




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.



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