



£325,000

Spencer Road, Belper DE56 1JY

Detached House | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Traditional Detached Family Home
- Large Plot with ample off road parking
- Three Bedrooms
- Sought after location
- Countryside Views
- Viewing highly recommended
- Ideal Family Purchase
- COUNCIL TAX BAND B
- large workshop

## Property Description

Located in a highly regarded area is this traditional Three bedroom extended detached family home benefiting from superb landscape garden with stunning countryside views.

## Main Particulars

New price for this extended three-bedroom traditional detached family home located in a sought-after position.

The reduced price reflects the work that is needed to update the property.

The property benefits from a sizable plot that offers ample parking to the front elevation and a superb hundred meter garden to the rear elevation boasting superb countryside views. Internally the property needs some updating and briefly comprises of:- entrance porch, reception hall, downstairs WC, sitting room, dining room, kitchen and conservatory. To the first floor a landing provides access to 3 bedrooms, separate WC and bathroom. The property offers ample parking to the front elevation and stunning rear garden with beautiful views. We recommend the property would ideally suit families looking for a 'Forever Home' and an early inspection should be undertaken.

### Entrance Porch

Located to the front aspect this added entrance porch is constructed from a brick base and UPVC window and door. Quarry tiled floor covering and hardwood door with adjoining obscured window panels leading to the main reception hall.

### Reception Hall

Accessed via the entrance porch is a spacious reception hall with staircase to first floor landing, wall mounted double radiator, decorative dado rail and telephone point and internal doors give access to all downstairs rooms.

### Living Room

12' 7" x 11' 3" (3.84m x 3.43m)

With double glazed bay window to the front elevation, wall mounted radiator, decorative coving and picture rail, TV point. The focal point of the room is a wall mounted electric fire with decorative surround, marble effect backdrop and raised hearth.

### Dining Room

12' 5" x 10' 8" (3.78m x 3.25m)

With wall mounted radiator, decorative coving and picture rail, double glazed patio doors leading into the rear conservatory. The focal point of the room is an exposed stone chimney breast housing and additional electric fire with shelving located with the recess and storage corner.

### Conservatory

11' 0" x 7' 4" (3.35m x 2.24m)

This UPVC conservatory has windows to the rear and side elevations with sliding door giving access onto a rear entertaining terrace. Wood floor covering, bespoke seating and decorative wall lighting.

#### Kitchen

9' 10" x 7' 6" (3.00m x 2.29m)

Comprising of range of matching wall base mounted units with rolltop worksurface incorporating a one and a half bowl stainless steel sink drain unit with mixer taps. Undercounter space and plumbing for washing machine, wall mounted chrome heated towel rail, space for gas cooker with extractor hood over, wall mounted gas combination boiler, double glazed windows to the rear and side elevations and door to the side elevation.

#### Downstairs WC

With low level WC, stairs storage, double glazed obscured window, additional storage cupboard with shelving over.

#### First Floor

##### Landing

Access from the main reception hall is the spacious landing with double glazed window to the side elevation, decorative dado rail and internal doors accessing all bedrooms and bathroom with ceiling mounted loft access point.

##### Bedroom One

12' 5" x 8' 10" (3.78m x 2.69m)

Double glazed window to the rear elevation offering superb elevated views of the surrounding countryside. Wall mounted radiator and a range of fitted wardrobes with mirrored fronts.

##### Bedroom Two

10' 10" x 9' 11" (3.30m x 3.02m)

With double glazed window to front elevation, wall mounted radiator, decorative picture rail and fitted wardrobes providing storage and hanging space.

##### Bedroom Three

7' 4" x 7' 1" (2.24m x 2.16m)

Double glazed window to the front elevation and wall mounted radiator.

##### Separate WC

With low level WC, double glazed obscured window and panelling to walls.

##### Bathroom

0m x 0m (0' 0" x 0' 0") 7' 6" x 5' 5" (2.29m x 1.65m)

Comprising of a two piece suite to include a large vanity unit with inset sink and bath with shower attachment over. Part tiling walls, double glazed window to the rear elevation and wall mounted chrome heater towel rail.

##### Outside

To the front elevation is a driveway that provides parking for 2 to 3 vehicles. A side access pathway with gated access then lead to the rear garden.

The stunning rear garden benefits from a full paved patio area with access to an attached large workshop with light and power.

Steps lead to the second part of the garden which has a range of stocked flowerbeds and borders, vegetable plot and a range of inset fruit bushes and trees all enclosed by timber fenced boundaries.

A winding pathway then leads to the bottom part of the garden where the continuation of the well-stocked flowerbeds and borders can also be found with a detached outbuilding with herb wheel. This superb garden benefits from beautiful elevated views and is highly regarded due to this.

#### 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.







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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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