



£450,000

Mount Pleasant Drive, Belper DE56 2TQ

Detached House | 4 Bedrooms | 2 Bathrooms

01773 820983

DERBYSHIRE  
PROPERTIES  
SALES | LETTINGS | HOLIDAY HOMES

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)







# Step Inside

---

## Key Features

- Extended Detached Family Home
- 4 Bedrooms & 2 Reception Rooms
- Elevated Location With Stunning Views
- Highly Sought After Area
- En-suite To Master
- Large Driveway & Garage
- No Chain
- Ideal Family Home
- View Essential!
- COUNCIL TAX BAND D

## Property Description

Offered with know what would change is this substantial extended four bedroom detached family home located in a highly regarded area and offering superb views across Belper.

## Main Particulars

Derbyshire Properties are delighted to present this extended four bedroom detached family home positioned in one of Belper's most highly regarded areas. The stunning elevated position will attract a number of local potential buyers due to the nature of the superb views on offer. The property briefly comprises of:- spacious entrance hall, kitchen/dining room cloakroom/WC, dining room, and extended lounge to the rear renovation. To the first floor a landing services, four bedrooms, shower room, separate WC and en-suite to master bedroom. Externally the property offers a large and private landscaped gardens that would ideally suit families all benefiting from superb countryside views. We expect interest levels to be high and an internal viewing is essential to avoid disappointment.

### Entrance Hallway

6.99m x 1.81m (22' 11" x 5' 11") Entered via hardwood door from the front elevation, decorative coving and dado rail, feature obscured double glazed window to side elevation, wall mounted radiator and staircase to 1st floor landing.

### Extended Kitchen/Diner

5.92m x 2.44m (19' 5" x 8' 0") Located to the front part of the property and comprising of a modern kitchen with a range of wall base mounted matching units with hardwood work surfaces incorporating an enamel one and a half bowl sink drainer unit with mixer tap and splashback. Under counter space and plumbing for dishwasher, breakfast bar, under-cupboard lighting, integrated fridge and freezer, integrated double electric oven, five ring gas hob with stainless steel extractor canopy over, under counter space and plumbing for wash machine, tiled floor covering, double glazed window to front elevation and door to the side elevation. The dining area has the continuation of the floor covering from the kitchen, a useful floor to ceiling larger cupboard and wall mounted gas combination boiler.

### Cloakroom/WC

With low-level WC, wall mounted radiator, wall mounted wash hand basin, tiled floor covering, double glazed obscured window and part tiling walls.

### Dining Room

3.62m x 3.52m (11' 11" x 11' 7") Located to the rear of the property and having double glazed hardwood French doors with adjoining windows leading out onto a paved garden terrace. Decorative dado rail, parquet floor covering, wall mounted radiator, decorative coving, lighting and doorway leading to:-

### Extended Lounge

6.63m x 3.40m (21' 9" x 11' 2") Located to the rear of the property is this spacious extended lounge with windows to the rear and side elevations enjoying views of the surrounding countryside and immediate garden. Wall mounted radiators, decorative coving, wall lighting and TV point. The focal point of the room is an understated gas 'living flame effect' fire with exposed timber and raised tiled hearth.

## First Floor

### Landing

4.26m x 1.88m (14' 0" x 6' 2") Accessed via the main entrance hallway, wall mounted radiator, decorative dado rail, ceiling mounted loft access point and internal doors leading to all four bedrooms, separate WC and wet room.

### Bedroom 1 (Extended Master Suite)

3.59m x 3.76m (11' 9" x 12' 4") With two double glazed windows to the front elevation, wall mounted radiator, decorative lighting and range of fitted wardrobes providing useful storage hanging space. Internal door lead to:-

### En-Suite

1.86m x 1.64m (6' 1" x 5' 5") A modern three piece shower suite comprising of a WC, large vanity unit with inset sink with storage beneath, tiled splashbacks and wall mounted electrical shaver point. Separate shower enclosure with wall mounted shower and attachment over, floor to ceiling storage cupboards and shelving, wall mounted chrome heated towel rail, vinyl floor covering, wall mounted lighting and ceiling mounted extractor fan.

### Bedroom 2

3.41m x 2.46m (11' 2" x 8' 1") With large double glazed window to the rear elevation offering superb elevated views across Belper, wall mounted single radiator and range of fitted wardrobes.

### Bedroom 3

3.65m x 2.45m (12' 0" x 8' 0") With large double glazed window to the rear elevation offering superb elevated views, wall mounted radiator, shelving, vinyl tiled effect floor covering and fitted wardrobe and chest of drawers.

### Bedroom 4

2.78m x 2.46m (9' 1" x 8' 1") With double glazed window to the front elevation, wall mounted radiator and wall mounted shelving.

### Wet Room/Shower

2.69m x 1.89m (8' 10" x 6' 2") (converted for disabled usage) Spacious wet room comprises of a easy use shower enclosure with wall mounted electric shower and attachment, central drainage point, fully tiled walls, wall mounted wash hand basin, double glazed window and wall mounted heated towel rail.

### WC

With low-level WC, slimline vanity unit with mixer tap, tiled floor and fully tiled walls.

### Outside

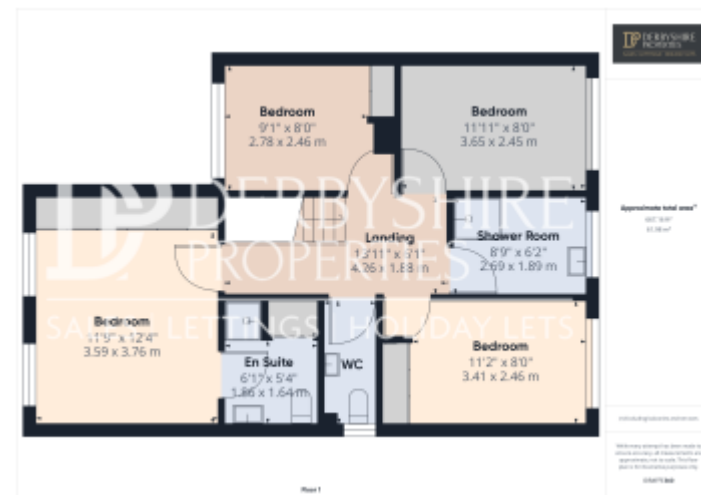
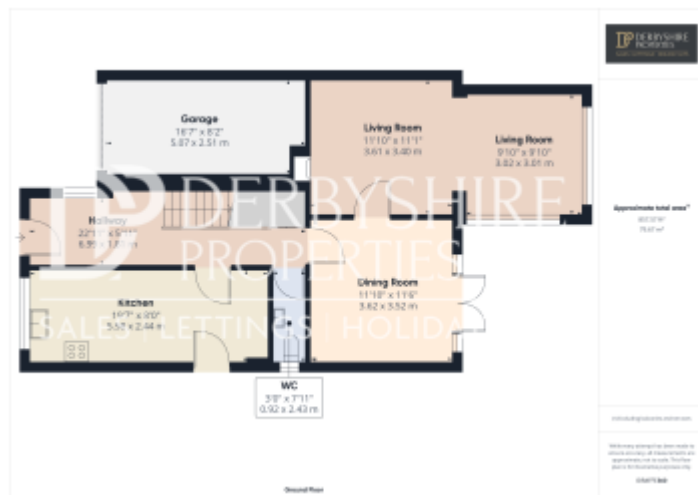
To the front external is a sizable block paved driveway providing parking for numerous vehicles giving access to an integral garage with up and over door light and power. The front garden is enclosed by timber fence boundaries and wall frontage to neighbouring properties, also a side access gate leads to the rear garden.

The superb rear garden that offers beautiful stunning views across Belper and is split into three different sections. The first section being a raised paved entertaining terrace with timber fenced boundaries to neighbouring properties, steps leading to a further terrace and then onto a lawn area. Located to the mid part of the garden and mainly laid to lawn with stocked flowerbeds and borders with a range of mature planting, hedge row and flowerbeds. The central part of the garden offers a highly private further paved patio and seating area and close by mature shrubbery. The bottom garden is mainly laid to lawn with stocked borders and is enclosed by timber fenced boundaries and offers high degrees of privacy with mature trees overlooking from neighbouring properties.

#### 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.

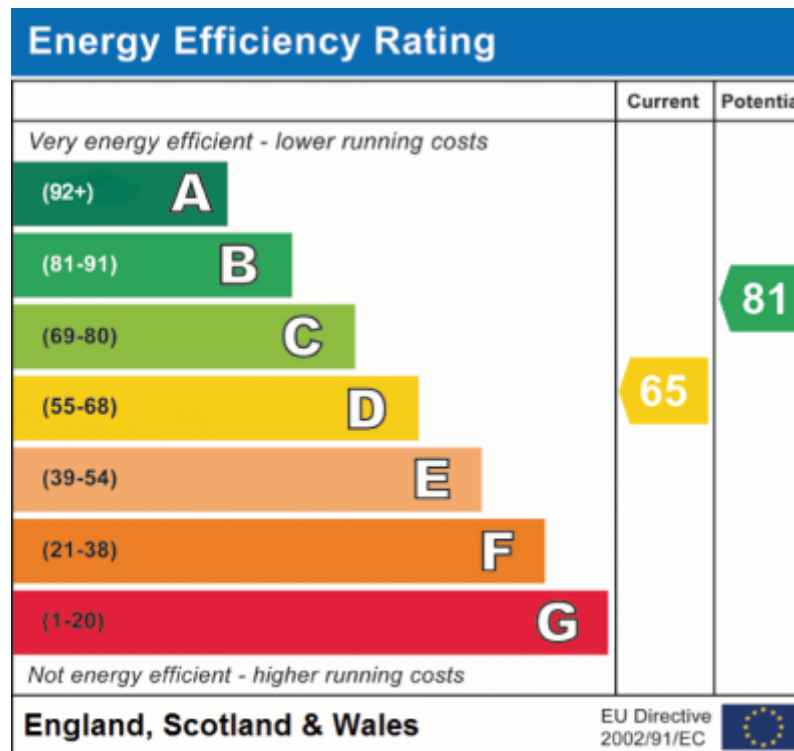




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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 © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY





Telephone: 01773 820983

 **DERBYSHIRE**  
PROPERTIES  
= RAMP & RESTIMAR =

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)