



£315,000

Spencer Road, Belper DE56 1JY

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Significantly Extended Semi Detached Property
- Beautiful Elevated Location With Views
- Spacious Accommodation Over Three Floors
- Bathroom & Shower Room
- Stunning Rear Garden
- Off Street Parking
- 2 Reception Rooms + Snug Area
- No Chain
- Sought After Location Close To Belper
- Viewing Absolutely Essential!

## Property Description

An opportunity to purchase this superbly extended and spacious period semi detached property located within a highly regarded residential position close to Belper town centre.

## Main Particulars

Derbyshire Properties are delighted to present for sale this significantly extended, spacious period style three bedroom semi detached property benefiting from superb views to the rear elevation. The property briefly comprises of:- entrance porch, entrance hall, living room, dining room, snug area, kitchen (rear extension) and superb external balcony. The lower ground floor provides three useful secure store rooms (potential to convert to additional living spaces subject to planning permission). The first floor offers a landing, three bedrooms, bathroom and shower room. To the outside is a frontage that provides parking for 2/3 vehicles and a truly stunning rear garden that has been landscaped over a number of years offering privacy and superb for reaching countryside views. We believe the property will attract families looking for spacious living accommodation and located within walking distance to Belper town centre. An early internal viewing is essential to avoid missing out.

### Lower Ground Floor

Offering three spacious store-rooms that have the potential to convert into additional living spaces (subject to planning permissions). One being used as a utility room with space and plumbing for automatic washing machine and tumble dryer with sink and storage. The second and third currently being used as storage and workshop space.

### Ground Floor

#### Entrance Porch (Front Extension)

This useful front extension provides a useful area for coat and boot storage. Windows to the front and side elevations and double glazed door from the side elevation. Internal double glazed door with stained glass provides access to the main entrance hallway.

#### Entrance Hall

With original staircase to the first floor landing with useful under stairs storage cupboards. Decorative wall lighting, wall mounted radiator, solid wood floor covering, decorative Dado rail.

#### Living Room

With double glazed bay window with bespoke fitted blinds to the front elevation. Wood floor covering, decorative covering and dado rail, wall lighting. The focal point of the room is a living flame gas fire with decorative wooden surround, tiled backdrop and raised hearth.

#### Sitting Room

With double bay glazed window to the rear elevation offering superb elevated views. Solid wood floor covering, decorative coving and dado rail, wall lighting. The focal point of the room is an electric fire with modern surround and raised hearth.

### Snug Area

(was the original kitchen) with the continuation of the floor covering from the sitting room, wall mounted radiator, decorative coving and dado rail. Archway provide access to:-

### Kitchen (Rear Extension)

Comprising of range of wall and base mounted modern units with solid wood work surfaces incorporating a Belfast sink and tiled splashback. Space for gas cooker with stainless steel extractor canopy over, under counter space for a slimline dishwasher, integrated microwave oven, tiled floor covering, windows to the rear and side elevations and French doors provide access to:- External balcony -this wonderful edition benefits from obscured glass screening to neighbouring properties and has safety railings. The elevated position provides a stunning vantage point to enjoy the garden and the superb views on offer to the rear.

### Side Entrance Porch (Extension)

Located to the side elevation and having doors to the front and rear elevations with wall mounted shelving, pitch roof ceiling and internal stable door provides access into the main entrance hallway.

### First Floor Landing

Accessed via the main entrance hallway with double glazed window to the side elevation, decorative dado rail and wall mounted single radiator.

### Bedroom 1

With double glazed window to the rear elevation providing beautiful views. Wall mounted radiator, fitted wardrobes and bedroom furniture, wall mounted radiator and decorative coving to ceiling.

### Bedroom 2

With double glazed window to the front elevation, wall mounted radiator and space for the bedroom furniture.

### Bedroom 3

(rear extension) Located to the rear of the property with double glazed bay window offering superb views. Wall mounted radiator, additional window to the side elevation and fitted bedroom furniture.

### Bathroom

Comprising of a three-piece modern suite to include an encased WC with attached vanity unit with inset sink, shelving and worksurface. The focal point of the room is a spa corner bath with shower attachment and wood panelled frontage. Fully tiled walls, double glazed obscured window to front elevation, wall mounted chrome heated towel rail, solid wood floor covering and wall mounted storage cabinets.

### Shower Room

Comprising of a vanity unit with useful worksurface, part tiling walls and shower enclosure with wall mounted electric shower and attachment. Double glazed obscured window to the side elevation and wood floor covering.

### Outside

To the front elevation is a driveway that provides parking for 2/3 vehicles. The side entry porch then leads to the superb rear garden with external balcony from the first

floor kitchen. The garden starts with 2 paved patio terraces, lawn and mature planted flower beds and borders enclosed by timber fence boundaries. The lawn continues at the side of a timber summerhouse again with mature shrubbery and trees providing a pleasant natural boundary to neighbouring properties. Further on within the garden is a vegetable garden/planting area with additional timber shed, raised sleeper edged vegetable planting beds, timber fenced boundaries and mature planting. The garden has outside tap and numerous external lighting points throughout.

#### 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.





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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