



£495,000

Derby Road, Belper DE56 0RA

Detached House | 4 Bedrooms | 3 Bathrooms

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Step Inside

Key Features

- Extended Period Detached Family Home
- Driveway for 4/5 Vehicles
- 4 Bedrooms & 3 Reception Rooms
- x 2 En-Suites + Family Bathroom
- Guest Cloakroom
- Corner Plot Position
- Ideal Family Purchase
- Sought After Position
- Viewing Absolutely Essential!
- Council Tax Band D

Property Description

An opportunity to acquire this superb, substantially improved and extended period detached residence, conveniently located within easy reach of Belper town centre.

Main Particulars

Derbyshire Properties are delighted to present this beautifully presented period detached home, which has been significantly extended and upgraded to provide flexible and spacious accommodation ideal for modern family living. The property offers a wealth of original features blended seamlessly with contemporary finishes and briefly comprises: entrance porch, entrance hall, storage room, living room, dining room, breakfast kitchen, guest cloakroom/WC, garden room, ground floor double bedroom with modern en-suite shower room. To the first floor, a superb gallery landing provides access to three well-proportioned bedrooms, including a principal bedroom with concealed modern en-suite shower room, along with a stylish family bathroom. Occupying a generous corner plot, the property benefits from a large driveway to the front elevation, a south-facing garden to the side, and an additional private courtyard garden offering a high degree of seclusion. The layout lends itself particularly well to buyers seeking a self-contained annex suitable for an elderly relative, teenager, or home working arrangement. An internal inspection is essential to fully appreciate the quality and versatility of the accommodation on offer.

Entrance Porch

Accessed via sliding double-glazed doors to the front elevation. Original stained glass window to the side, wall-mounted lighting, and an original internal door with adjoining stained glass side panel leading into the entrance hall.

Reception Hall

A beautifully presented and welcoming hallway showcasing original features including stained glass entrance door, wood-panelled walls and original quarry tiled flooring. Staircase rising to the first floor with understairs storage cupboard, wall-mounted radiator and internal doors providing access to the living room, dining room and kitchen.

Cellar

Useful Cellar With light and power

Living Room

Featuring a double-glazed bay window to the front elevation and an additional picture window to the side. Decorative coving to the ceiling, wall-mounted radiator, TV point and a feature open fireplace set upon a raised tiled hearth.

Dining Room

Centrally positioned within the property and enjoying a large bay window with inset double-glazed French doors opening onto the side garden. Decorative coving and picture rail, ceiling rose, wall-mounted radiator and TV point. The focal point of the room is an original fireplace with an attractive wooden surround and raised tiled hearth.

Storage Room

Located beneath the staircase, providing useful coat and boot storage. Original tiled walls and flooring with obscured window to the side elevation.

Kitchen/Breakfast Room

Comprising a range of wall and base units with solid wood work surfaces incorporating a one-and-a-half bowl enamel sink with mixer tap and tiled splashbacks. space for stainless steel gas range with extractor hood, fridge, freezer and dishwasher. Additional features include under-cupboard lighting, breakfast bar seating area, tiled flooring, ceiling spotlights, vertical wall-mounted radiator and double-glazed windows to the side elevation.

Guest Cloakroom/WC

Fitted with a low-level WC, vanity unit, wall-mounted radiator and obscured double-glazed window.

Ground Floor Double Bedroom/Annex (Extension)

A versatile double bedroom currently utilised as a guest suite but suitable for a variety of uses. Double-glazed window to the side elevation and double-glazed French doors to the front opening onto the side garden. Wall-mounted radiator, TV point and internal door leading to:

En-Suite

Comprising low-level WC, slimline vanity unit and a large shower enclosure with electric shower and glass screen. Spotlights and extractor fan to ceiling, tiled flooring and wall-mounted chrome heated towel rail.

First Floor

Landing

A spacious and attractive landing area with double-glazed window to the front elevation, decorative coving, loft access point, roof storage and internal doors leading to all first-floor rooms.

Bedroom 1 (Principal Suite)

Located above the dining room and featuring a double-glazed bay window to the side elevation with far-reaching views towards the Chevin. Wall-mounted radiator, fitted wardrobes with mirrored sliding doors and access to a concealed en-suite shower room.

En-Suite

Comprising WC, slimline vanity unit and shower enclosure with mains-fed shower. Fully clad walls, spotlights, decorative coving and extractor fan.

Bedroom 2

Situated to the front elevation with a large bay window enjoying elevated views across the Chevin. Decorative coving, wall-mounted radiator and full height fitted furniture with sliding doors.

Bedroom 3

Currently used as a study, featuring a double-glazed window to the side elevation, decorative coving and wall-mounted double radiator.

Family Bathroom

A superbly appointed bathroom fitted with WC, vanity unit and bath with shower attachment and folding shower screen. Attractive subway-tiled walls, obscured double-glazed window, wall-mounted heated towel rail and tiled flooring.

Outside

To the front elevation is a tarmac driveway providing off-road parking for four to five vehicles with EV charging point. Raised paved terrace giving access to the front entrance.

The main garden is located to the side elevation, enjoying a southerly aspect and enclosed by timber fencing. The garden is predominantly laid to low-maintenance Astroturf with stocked flower beds and borders, mature planting and paved pathways with gated access. Raised area with hot tub, hot tub negotiable.

In addition, there is a private courtyard-style garden offering a high degree of privacy, featuring outdoor lighting, trellising and further Astro-turfed areas, ideal for seating and entertaining.

Disclaimer

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- 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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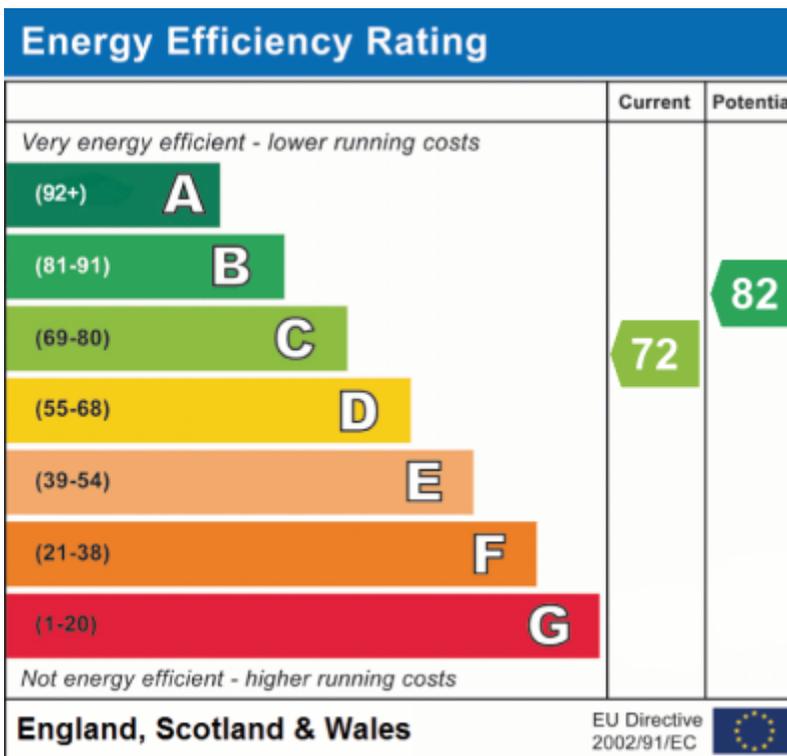
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