



£475,000

Spencer Road, Belper DE56 1JY

Detached House | 4 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Period Detached Property
- 4 Bedrooms Plus Attic Room
- En -suite
- Off Street Parking
- Private Rear Garden
- Accommodation Over Three Floors
- Close To Belper Town Centre
- Ideal Family Home
- View Essential
- Sought After Property Type

Property Description

An opportunity to acquire this superbly presented and spacious period detached home, ideally positioned within easy reach of Belper town centre.

Main Particulars

Derbyshire Properties are delighted to offer for sale this impressive period detached residence, occupying a highly regarded position close to the heart of Belper. Offering generous and versatile accommodation arranged over four floors, the property retains a wealth of character features and will ideally suit families and extended families alike.

The current owners have had the property rewired, replumbed, repointed, replastered, new roof and a new driveway.

Early viewing is strongly recommended to appreciate the size and quality of accommodation on offer. The accommodation briefly comprises: Cellar, entrance vestibule, entrance hall, living room, dining room and kitchen. To the first floor, a gallery landing provides access to four bedrooms and the main family bathroom, with the principal bedroom benefiting from an en-suite shower room. A further paddle-step staircase leads to a spacious loft room. Externally, the property enjoys a block paved frontage providing off-road parking for two vehicles, together with a private enclosed rear garden.

Ground Floor

Cellar

Has a lined concrete floor, radiator and electric points.

Entrance Vestibule

Accessed via a hardwood entrance door to the front elevation, with wall-mounted coat storage and internal glazed door leading to:

Entrance Hall

The property is entered via a solid wood glazed front door opening into a welcoming porch area, complete with fitted coir matting.

The hallway features engineered wood flooring with matting and wood floor coverings laid over the original Minton tiled floor extending from the front door to the staircase — offering exciting potential for restoration.

Original coving enhances the ceiling, while a decorative archway with Victorian corbels adds an elegant period focal point, creating a striking and characterful first impression.

Living Room

Original coving and an ornate ceiling rose enhance the ceiling, while a feature wood-burning stove sits within a lined chimney breast, showcasing exposed brickwork and a tiled fireplace hearth — creating a striking focal point and a cosy atmosphere.

Fibre broadband is fitted, and a TV aerial point is in place, ensuring the space is fully equipped for modern living.

Dining Room

Original coving and an elegant ceiling rose add charm and period appeal, while engineered wood flooring brings a contemporary finish. Underfloor heating, controlled via a wall-mounted panel, provides efficient warmth, complemented by an additional upright radiator for added comfort. A TV aerial point is also in place, making the room ready for modern living.

Kitchen

Comprising a range of bespoke wall and base mounted matching units with solid wood work surfaces incorporating a one and a half bowl enamel sink and drainer unit with mixer tap. There is space for a gas range cooker with extractor canopy over, space for fridge/freezer, built in dishwasher and washing machine, Door to cellar, Quarry tiled flooring, ceiling spotlights and modern vertical radiator. Double glazed windows to the rear and side elevations, and a door providing access to the rear garden.

First Floor

Galleried Landing

Accessed from the main entrance hall, with wall-mounted radiator, decorative dado rail and staircase rising to the second floor.

Bedroom 1

With double glazed sash window to the front elevation, radiator, bespoke fitted wardrobes set within chimney recesses and feature fireplace.

Bedroom 2 / Principle Bedroom

With double glazed window to the rear elevation, radiator and fitted storage cupboard providing ample shelving and hanging space. Internal door leading to:

En-Suite

Comprising WC, wall-mounted wash hand basin and shower enclosure with mains-fed shower. Ceiling spotlights, extractor fan and chrome heated towel rail.

Bedroom 3

With double glazed window to the rear elevation, laminate wooden floorboards and radiator.

Bedroom 4

With double glazed sash window to the front elevation and radiator.

Bathroom

Appointed with a modern three-piece white suite comprising WC, pedestal wash hand basin and panelled bath with mains-fed shower over and glass shower screen. Exposed wooden floorboards, chrome heated towel rail, double glazed obscured window, wall-mounted shelving, extractor fan and ceiling spotlights.

Second Floor

Attic Room

A spacious and versatile room accessed from the first floor landing via a paddle-step staircase, featuring exposed ceiling beams, radiator, Velux skylight window, spot lighting and useful eaves storage.

Outside

To the front elevation is a low-maintenance block paved driveway providing off-road parking for two vehicles.


The private rear garden is mainly laid to lawn and features a patio area directly outside the kitchen, well-stocked flowerbeds and borders, and a further paved seating area housing a timber garden shed. The garden is fully enclosed by wall and fence boundaries, offering a high degree of privacy.

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+) A		
(81-91) B		81
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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