

Home 2 Sell

Quality Service For Less



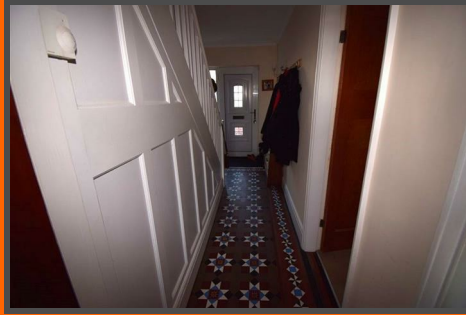
## 28 Spencer Road

Belper, DE56 1JY

£350,000



Occupying a popular and convenient location is this stylish three bedroom detached, gable fronted residence, representing an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and beautifully positioned family home. Benefiting from a very generous plot enjoying magnificent views. PVCu double glazing and gas central heating. The accommodation comprising in brief of Entrance Hall, Lounge, Dining Room with feature fireplace, Fitted Kitchen having built in appliances and a PVCu conservatory. To the first floor landing, master bedroom, two further double bedrooms and a family bathroom having a two piece suite and separate WC. To the outside front a block paved driveway offering ample off road parking for two vehicles and to the rear there is a lovely and mature generously proportioned garden with patio area, lawn, green house and having a most interesting and varied selection of plants shrubs and ornamental trees. The property enjoys some of the areas finest views which can only be truly appreciated when viewed.



### Entrance Hall

The property is entered via a PVCu door with glazed inserts and matching side panel, beautiful Minton tiled flooring, useful under stairs storage, central heating radiator and light. Stairs off to the first floor landing.

### Lounge

9'4" extending 10'11" x 14'11" (2.85m extending 3.34m x 4.56m )

Having a walk in bay PVCu double glazed window to the front elevation, central heating radiator, coving to the ceiling and light.

### Dining Room

14'6" x 9'9" extending 10'11" (4.43m x 2.98m extending 3.33m )

Having double glazed sliding doors to the conservatory, central heating radiator, coving to the ceiling and light. The focal point of the room is a gas coal effect living flame fire set on a marble aggregate hearth with matching back drop and wooden surround. Television Point.

### Conservatory

Being of PVCu sealed unit construction with a polycarbonate roof system with PVCu double glazed French doors to the side aspect opening to the patio area.

### Fitted Kitchen

10'6" x 8'8" (3.22m x 2.65m )

Having a modern fitted kitchen comprising of a range of base wall and matching drawer units with work surfaces over incorporating a one and a half sink drainer unit with a chrome Swan neck mixer tap. Space for a slimline dishwasher and space and

plumbing for an automatic washing machine, integrated electric fan assisted oven and gas four ring hob with extractor over. Integrated fridge freezer, wall mounted gas boiler which services the domestic hot water and central heating system, PVCu door to the side access with glazed insert, PVCu double glazed window to the rear elevation enjoying a fine aspect and view, recessed ceiling lighting, ceramic tiled flooring and complimentary splash back tiling.

### To the first floor landing

Having a galleried landing with a PVCu double glazed window to the side elevation.

### Bedroom One

14'2" x 8'10" (4.32m x 2.71m )

Having a PVCu double glazed window to the rear elevation enjoying a fine aspect and view which can only be truly appreciated when viewed. Central heating radiator, ceiling light, fitted wardrobes drawer and cupboards.

### Bedroom Two

13'6" x 8'10" (4.14m x 2.70m )

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light. Fitted wardrobes and cupboards.

### Bedroom Three

7'6" x 6'1" (2.29m x 1.87m )

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light.

### Bathroom

Having a modern two piece suite comprising of a fitted hand wash basin and a bath with panelled side

and thermostatically controlled shower over. Complimentary wall tiling, PVCu double glazed window to the rear elevation.

### WC

Having a close couple WC. PVCu double glazed window to the side elevation and vinyl flooring.

### Outside

To the front the property sits in a prominent position having a block paved driveway providing ample off road parking for two vehicles.

A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect and view having a patio immediately to the rear with steps down to a further patio area, lawn with established and well stocked borders and planting which can only be truly appreciated when viewed. Green House.

### Area

Spencer Road is situated with in walking distance from the centre of Belper which provides a n excellent range of amenities including shops, schools and recreational facilities. The village of

Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's outer ring road provides convenient onward travel to the major trunk roads and the motorway network.

There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

### Directional Note

From the Home2sell office on the market place in Belper proceed a long High Street until it turns into Spencer Road proceed along where the property is easily identified by our distinctive Home2sell for sale board situated on the right hand side.



## Road Map



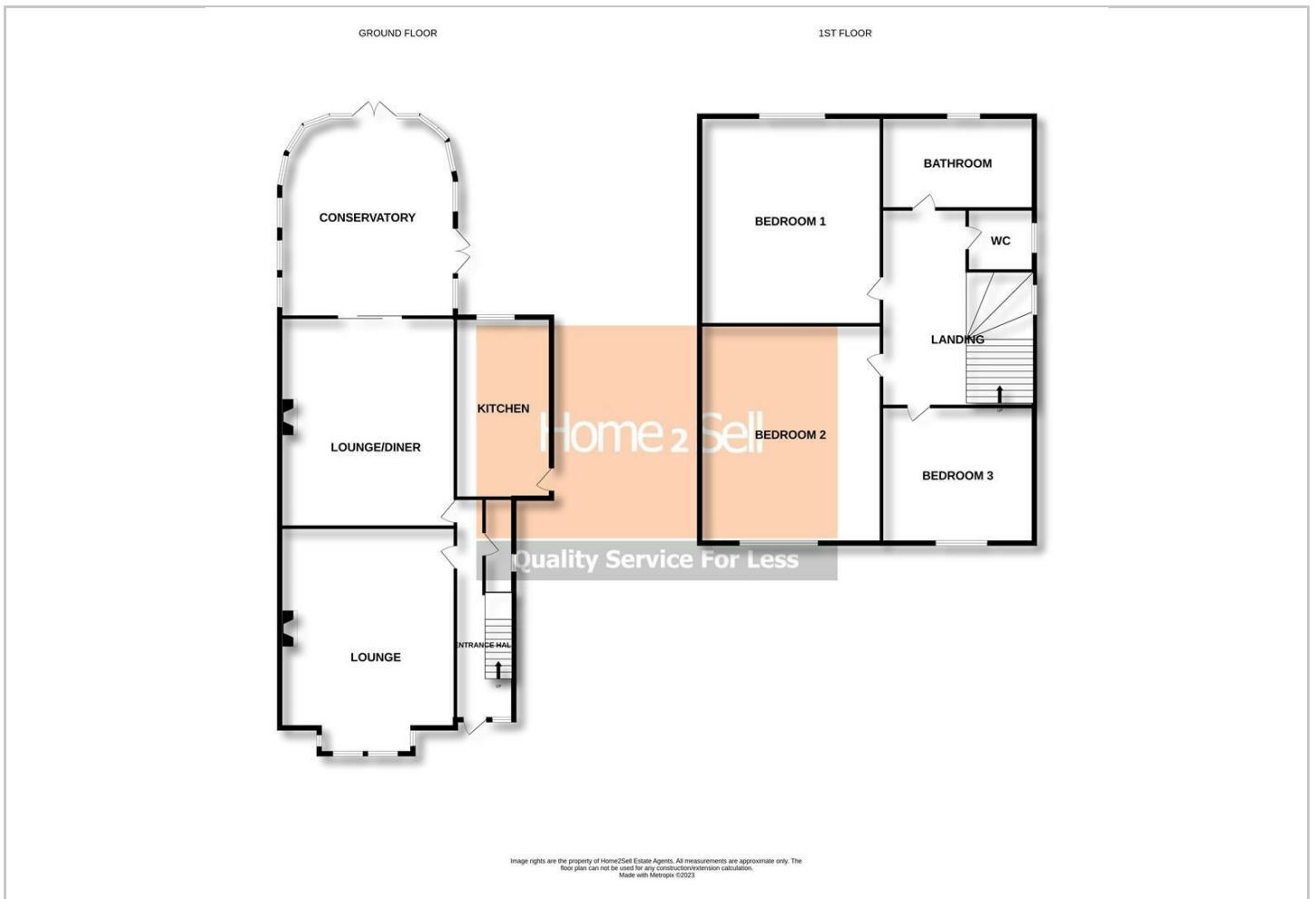
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

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