

Home 2 Sell

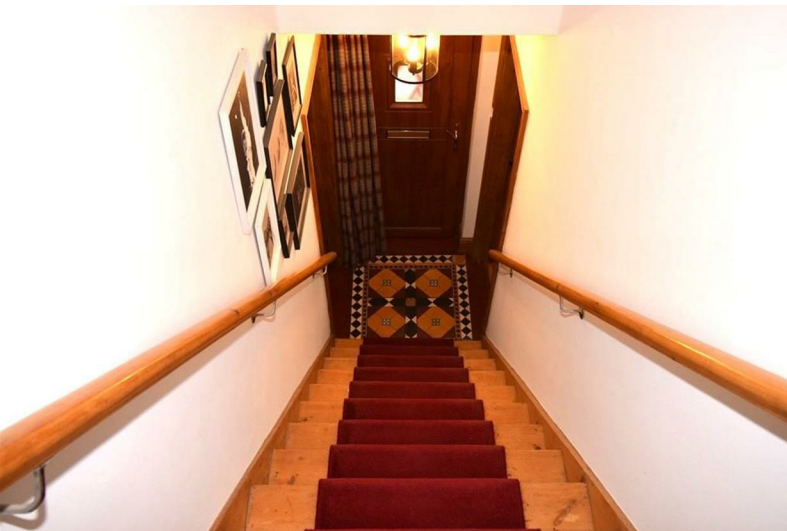
Quality Service For Less



60 Nottingham Road

Belper, DE56 1JH

Offers In The Region Of £350,000



Home2sell are delighted to offer this most impressive double fronted stone fronted Victorian Family home offering generously proportioned character accommodation situated conveniently close to Belper Town enjoying a fine aspect and countryside views. The beautifully presented three double bed roomed property is set back from the road in a prominent slightly elevated position with ample off road parking and to the rear a very generous plot with tiered gardens with sun terrace patio, and garden extending to approximately 1/3 acre. Accommodation comprising in brief; entrance hallway with Minton tiled flooring, sitting room with period fire surround and coving, dining room with sash style windows enjoying the views, cellar, beautifully refitted farmhouse style dining kitchen with separate utility room, and guest WC. There are three well proportioned good sized double bedrooms, and a luxury family bathroom with a stunning four piece suite. The property benefits from gas central heating and PVCu double glazed sash style windows. Viewing Essential. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Entrance Hall

The property is entered via a PVCu entrance door having a Minton tiled floor, ceiling light and stairs off to the first floor landing.

Sitting Room

4.27m x 3.61m

This generously proportioned and naturally light room has a PVCu double glazed sash style window to the front elevation enjoying a fine aspect and views. Central heating radiator, deep skirting, tall ceilings and a traditional Derbyshire Fireplace having an exposed lintel with brick back drop having a tiled hearth with inset log burning stove.

Dining Room

3.66m x 4.24m

Having a PVCu double glazed sash style window to the front elevation, deep skirting, coving, ceiling rose and light. Having exposed wooden floor boards, access to the cellar through a panelled door and a recessed fireplace with quarry tiled hearth housing an inset wood burning stove.

Cellar

Steps lead down to a storage area with light and power.

Dining Kitchen

4.85m x 2.74m

Having a superbly appointed range of shaker style base cupboards, drawers, and eye level units with plate rack with solid oak wood block work surfaces over incorporating a deep inset Belfast ceramic sink with mixer tap and complimentary splash back tiling. Integrated dishwasher, space for fridge freezer, range style cooker with extractor hood over. Recessed ceiling lighting, natural slate floor tiling with under floor heating, dual aspect PVCu double glazed

windows to the side and rear, overlooking the gardens and a PVCu stable style door to the side elevation.

Utility

Having integrated automatic washing machine, solid oak wood block work surface, PVCu double glazed window to the rear elevation, matching slate flooring with under floor heating. Cupboard housing the gas central heating boiler which services the domestic hot water and central heating system.

Guest Cloakroom WC

Appointed with a close couple WC and a pedestal wash hand basin, slate tiled flooring with underfloor heating, and an extractor fan.

To the first floor landing

Having exposed wooden floor boards.

Bedroom One

4.27m x 4.88m

Having a PVCu double glazed sash style window to the front elevation enjoying a fine aspect and views, two central heating radiators. A dressing room off with PVCu double glazed window to the front elevation.

Bedroom Two

4.27m x 3.35m

Having two built in wardrobes, two central heating radiators, a television aerial point and a PVCu double glazed sash style window to the front elevation.

Bedroom Three

Having PVCu double glazed windows to the side and rear elevations, overlooking the gardens, central heating radiator, television aerial point and there is access via a loft ladder to the insulated part boarded roof void.

Luxury Bathroom

Beautifully appointed with a four piece suite comprising a freestanding rolled tap bath with Victorian styled hand held shower attachment mixer taps with complimentary wooden back drop feature wall, a shower enclosure with thermostatic shower, pedestal hand wash basin and a close couple WC. There is slate tiled flooring, complementary splash back tiling, a built in airing cupboard, a heated towel radiator, recessed ceiling lighting and extractor fan. Two PVCu double glazed windows to the rear elevation.

Outside

Outside to the front is a generous drive providing off road parking for several vehicles . Stone steps lead to the front door with a veranda having adjoining cast iron railings. There is a pathway to the side having gated access to the garden.

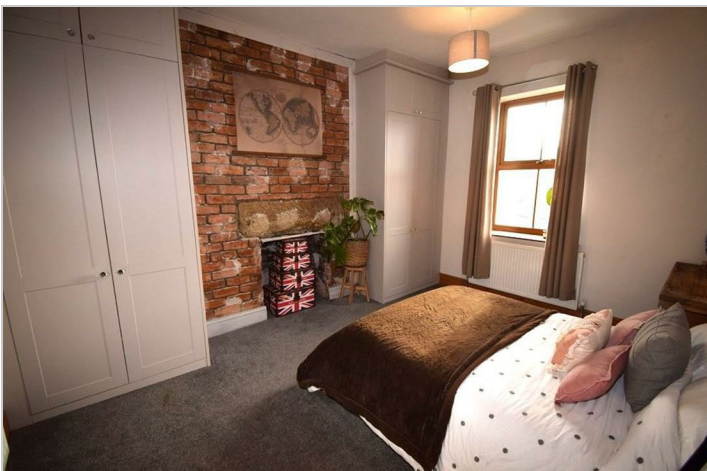
There is a courtyard directly to the rear with steps to a tiered patio sun terrace and stone area terrace with pergola. There is gated access to the extensive, mature garden at the rear which extends to approx 1/3 acre. The mature hillside garden extends beyond the neighbouring properties with rough orchard and established trees.

Area

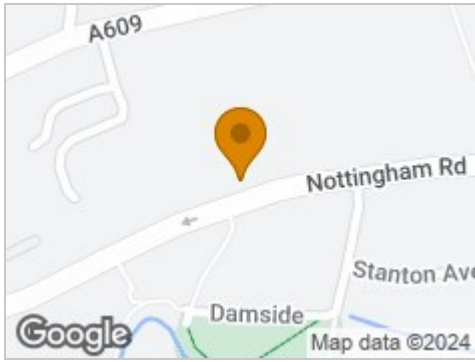
Belper is a thriving market town and this property is only situated with in short walking distance of its comprehensive range of amenities and leisure facilities. For those enjoying leisure pursuits, Chevin Golf Course located in Duffield is highly regarded and some delightful walks can be found in the neighbouring hills. The property also lies within close proximity of Carsington Water and the famous market town of Ashbourne, known as the gateway to the Peak District.

Directional Note

From our Belper Home2sell office, proceed past the Market Place, which becomes High Street then Spencer Road taking the next right-hand turn at the mini-roundabout onto Short Street, then right at the next mini-roundabout onto Nottingham Road, and the property will be found on the right hand side clearly identified by our distinctive Home2sell for sale board.



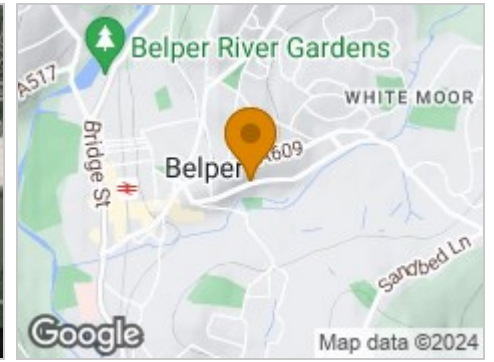
Road Map



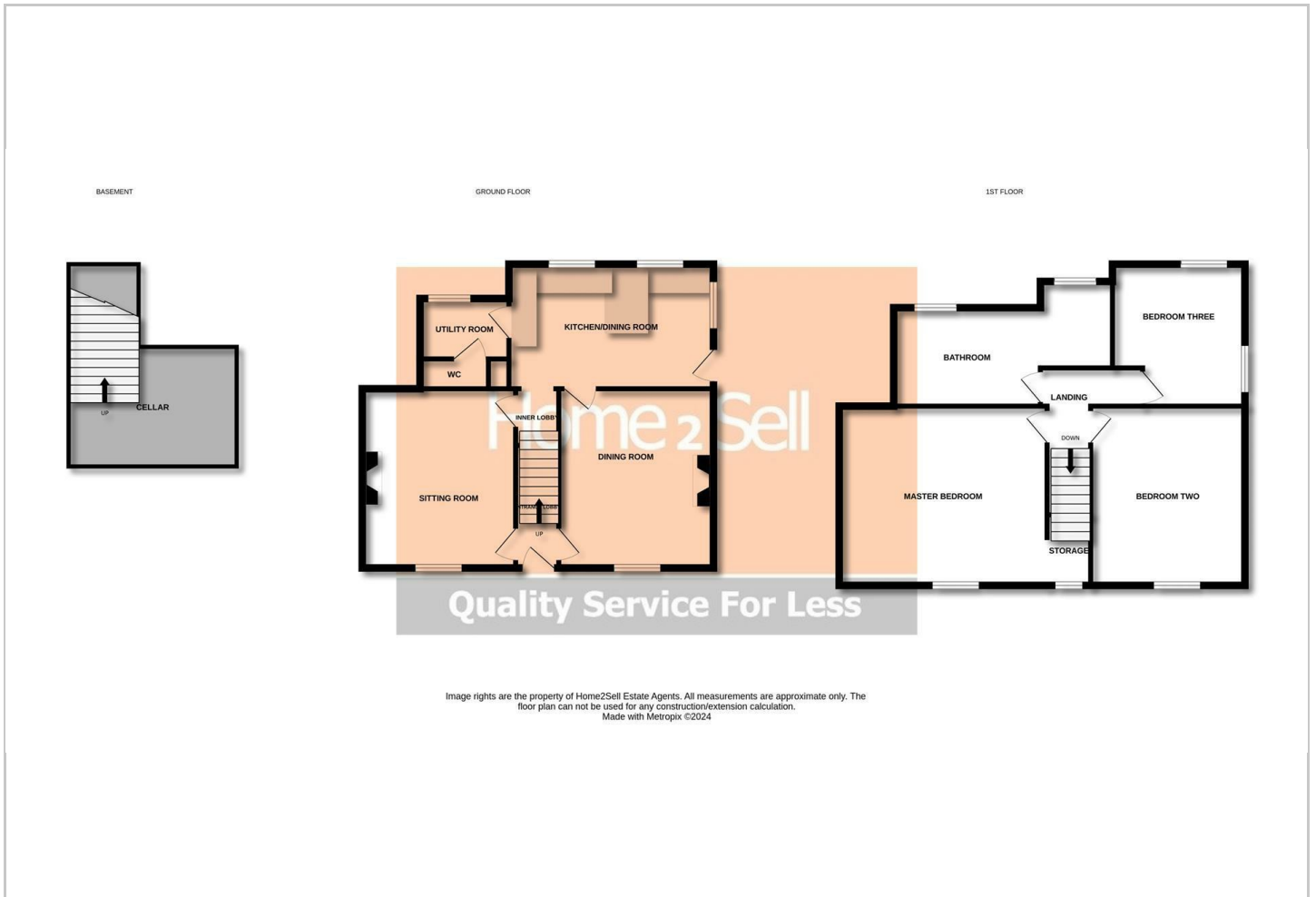
Hybrid Map



Terrain Map



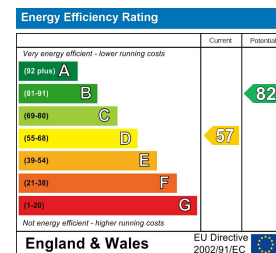
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.