

Home 2 Sell

Quality Service For Less



## Prospect Drive

Belper, DE56 1UY

Offers Over £400,000



Set in the picturesque town of Belper, Prospect House has timeless charm and character. This unique four-bedroom detached property, originally constructed in 1928, has been thoughtfully extended with a timber-framed structure and classic wooden cladding. Accessed by the original stone footpath from both Becksitch Lane and Prospect Drive, the residence welcomes you with a spacious porch leading to a bright and airy open-plan dining area, complemented by French windows and a large and light adjacent kitchen space. Flanking the staircase, are two reception rooms; one featuring a cosy wood burner, while the other opens onto a glass-covered veranda, offering a beautiful southerly-facing view across Belper and The Chevin. On the ground floor, there is a second bathroom with toilet and shower, while the upper level hosts the four bedrooms and a family bathroom, with access to an attic.

Below the main living area, there is an undercroft, accessible from the side of the house, providing excellent storage space. Prospect House is idyllic for family living, offering a tranquil retreat, in a prime location for all local schools. It is within easy reach of main transport links, offering opportunities for commuting. As well as this, it is an easy ten minute walk to the town centre and all local amenities. Viewing is a must to discover this hidden beauty, in its surrounding gardens. This enchanting house is the perfect blend of comfort, style, and convenience. Prospect House is a beautiful place for you to call home.

DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



### Entrance Hall

The property is entered via a hardwood door having glazed insert, with windows side aspects enjoying the views, hand painted floorboards, central heating radiator, staircase off to the first floor landing.

### Sitting Room

12'5" x 9'8" extending 10'10" (3.80m x 2.95m extending 3.31m )

Having French double glazed hardwood doors to the front elevation giving access to the veranda, which enjoys a fine aspect and views, painted floorboards, central heating radiator, television and telephone points. Having an original period tiled fireplace with inset open fire and tiled hearth.

### Lounge

9'8" extending 11'4" x 14'7" (2.97m extending 3.46m x 4.47m )

Having a walk in bay double glazed hardwood window to the front elevation, central heating radiator, exposed floorboards, television and telephone points. The focal point of the room is a cast iron wood burning stove with raised tiled hearth, fitted cupboard and shelving, picture rail and ceiling light.

### Inner Hall

Having internal doors to rooms and being open plan to the dining room.

### Extended Dining Room

15'3" reducing 7'3" x 14'10" reducing (4.66m reducing 2.22m x 4.53m reducing )

Being accessed from the inner hallway and entrance hall is a beautifully light open plan dining area with double glazed bi-fold doors to the rear garden aspect, central heating radiator, two 'Velux' skylights, lino floor covering and internal doors accessing the kitchen, shower room/WC, entrance hall and lounge.

### Shower Room

Having a three piece suite comprising of a pedestal wash hand basin with tile splashback, WC and a open shower cubicle with wall mounted electric shower and attachment over. Central heating radiator, double glazed window and wood grain effect laminate flooring.

### Kitchen

14'2" x 8'0" (4.32m x 2.46m )

Having a beautiful bespoke fitted kitchen comprising of a range of base units with roll-top worksurfaces over incorporating Belfast sink with complimentary tiled splashbacks. Space for gas cooker, space and plumbing for an automatic washing machine and tumble dryer, space for a free standing fridge freezer, recessed ceiling lighting and skylights. Having two double glazed windows to the rear garden aspect and a parquet floor.

### To the first floor landing

Having ceiling light and granting access to all first floor accommodation.

### Bedroom One

12'4" x 10'2" reducing 9'8" (3.78m x 3.11m reducing 2.97m )

Having a double glazed window to the front elevation, central heating radiator, built in fitted wardrobes providing ample storage and hanging space. Feature cast-iron fireplace with original tiled hearth, exposed hand painted floorboards and ceiling light.

### Bedroom Two

8'11" x 9'8" extending 10'10" (2.72m x 2.95m extending 3.31m )

Having a double glazed window to the front elevation, decorative picture rail, exposed floorboards, fitted shelving, central heating radiator and ceiling light.

### Bedroom Three

7'3" x 10'11" (2.21m x 3.33m )

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

### Bedroom Four

7'1" x 3'1" (2.18m x 0.95m )

Offering versatile space for a single bedroom, nursery or study. The room is currently used as a dressing room.

### Family Bathroom

Having a three piece suite comprising of a close couple WC, wall mounted hand wash basin and an Edwardian style cast-iron roll top bath with claw feet and original taps. Corner mounted shelving, central heating radiator, double glazed window, hand painted floorboards and ceiling light.

### Outside

Prospect house enjoys a secluded back water location having a private and secluded plot with established mature planting, with well stocked borders providing a certain degree of privacy and view of the immediate countryside. The front garden is mainly laid to lawn with a raised decking terrace with weather canopy, herbaceous borders, pond and walled and hedged boundaries.

The rear garden also offers a high degree of privacy and is mainly laid to lawn with hedged boundaries and well stocked flowerbeds. There is a useful storage area. To the very upper part of the garden is a paved patio terrace ideal for el fresco dining and entertaining.

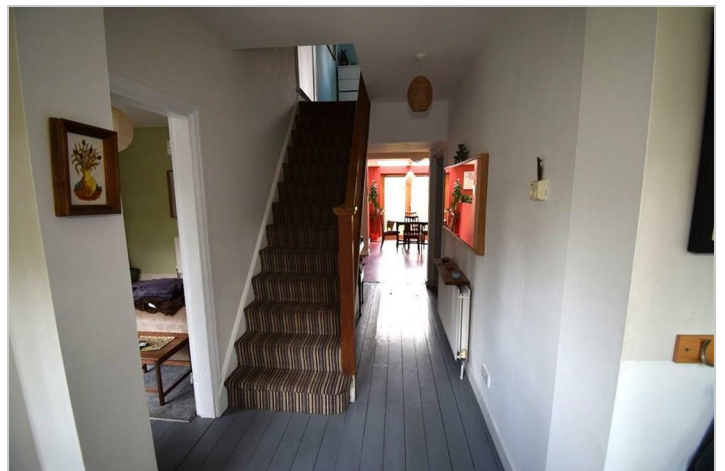
### Area

Situated within walking distance from the centre of Belper which provides an 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

Leave the offices of Home2sell Belper along Queen Street which becomes The Fleet. Turn right onto Gibfield Lane and upon reaching the railway bridge turn left onto Prospect Drive where the property can be found via steps and pathway. Prospect Drive can also be accessed from the A6 Derby Road. The property can also be accessed from Beckstich Lane.



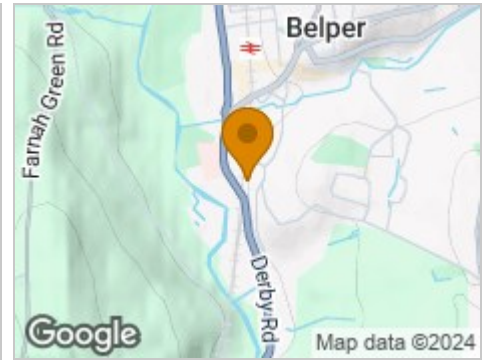
## Road Map



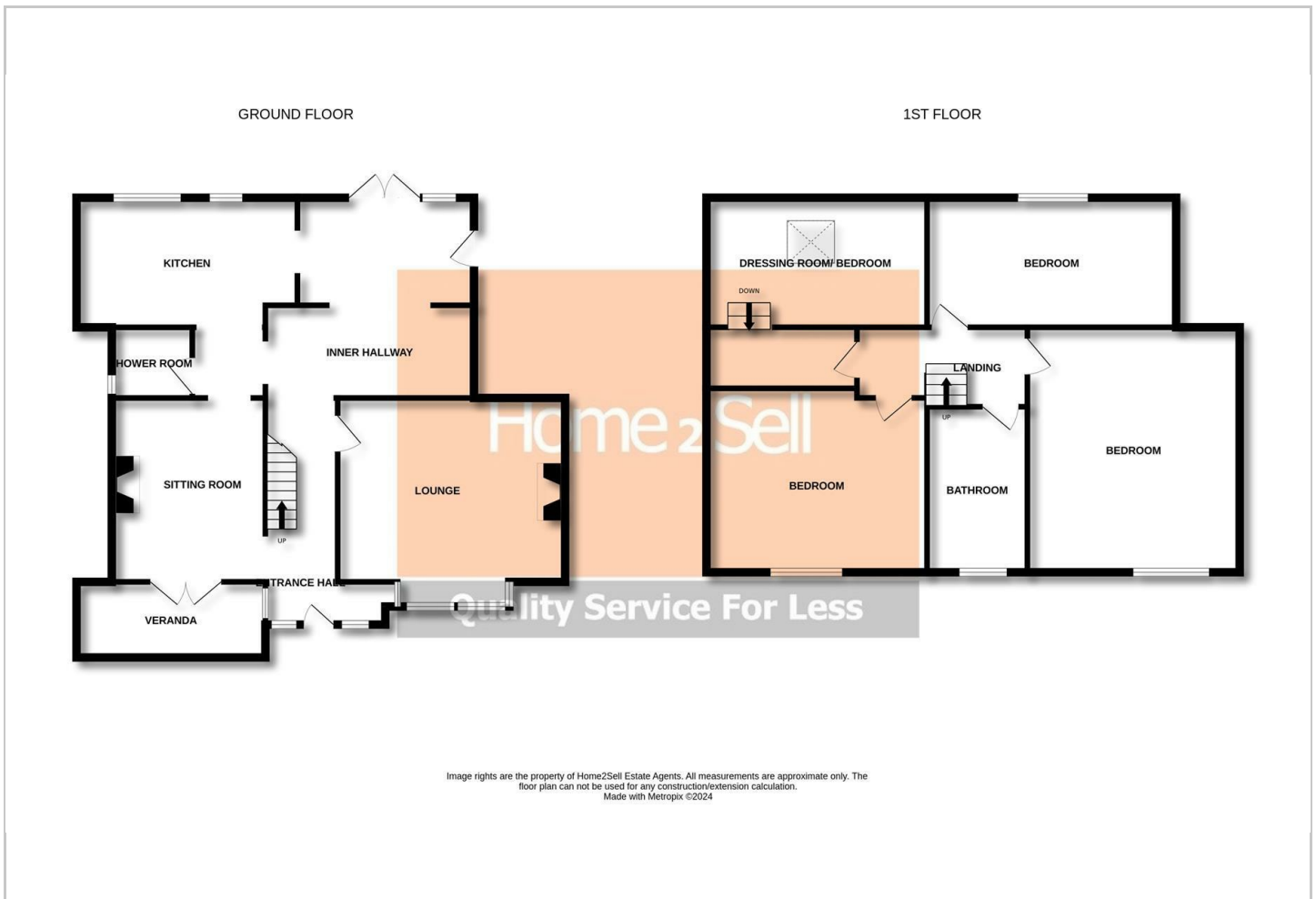
## Hybrid Map



## Terrain Map



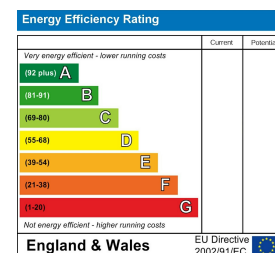
## Floor Plan



## 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



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