

Home 2 Sell

Quality Service For Less



## 6 Mount Pleasant Drive

Belper, DE56 2TH

Offers Over £320,000



Occupying a popular and convenient location and within a short commuting distance of Belper Town Centre is this three double bedroom semi detached property in a much sought after location. Representing an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and beautifully presented family home. The property benefits from sealed unit PVCu double glazing and gas central heating. A recommended internal inspection will reveal; Porch, entrance hall, good sized lounge with feature fireplace, open plan dining room, and a kitchen having built in appliances. To the first floor landing two double bedrooms, study and a family bathroom having a three piece suite. With stair's off to the second floor Master double bedroom having an en suite shower room. Outside the property is set back from the road behind a tarmac driveway providing ample vehicular standing space. Having a carport and a single garage. A special feature of the sale is the delightful rear garden which has a patio immediately to the rear with a generous mature garden laid mainly to lawn with established planting, pond and timber garden shed. Viewing Essential. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



### Porch

The property is entered via PVCu double doors with glazed inserts. Outside light.

### Entrance Hall

Having a composite door, PVCu double glazed window to the side elevation, central heating radiator, useful under stairs storage with Viessman gas combination boiler services the domestic hot water and central heating system and PVCu double glazed window to the side elevation. Stairs off to the first floor landing.

### Lounge Dining Room

11'8" reducing 10'5" x 24'4" (3.56m reducing 3.19m x 7.43m )

Having a PVCu double glazed window to the front elevation, gas fire with marble aggregate hearth and matching back drop with a painted surround. central heating radiator, ceiling light and television point.

### Dining Room

Having PVCu double glazed sliding doors to the rear garden aspect, central heating radiator and ceiling light.

### Fitted Kitchen

14'9" x 6'11" (4.52m x 2.13m )

Having a modern fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a stainless steel one and a half sink drainer unit with a chrome mixer tap. Integrated NEFF electric fan assisted oven, gas four ring hob with extractor over. Integrated fridge freezer, integrated dishwasher and space and plumbing for an automatic washing machine. Built in microwave oven, PVCu double glazed window to the rear elevation, tiled flooring, recessed ceiling lighting, column radiator and a PVCu door to the side elevation.

### To the first floor landing

Having an oak and glazed staircase, PVCu double glazed window to the side elevation and ceiling light.

### Bedroom Two

11'11" x 9'7" extending 10'10" (3.64m x 2.94m extending 3.31m )

Having a PVCu double glazed window to the front elevation with a fine aspect and views, central heating radiator and ceiling light. Laminate wood grain effect flooring and wardrobe recess with hanging space.

### Bedroom Three

11'11" x 10'5" extending 11'8" (3.64m x 3.19m extending 3.56m )

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

### Study

7'10" x 6'2" (2.41m x 1.88m )

Having PVCu double glazed windows to the front and side elevations, central heating radiator, ceiling light and stairs off to the second floor.

### Family Bathroom

Having a three piece suite comprising of a close couple WC, pedestal hand wash basin and a P shaped bath with a thermostatically controlled shower over. Chrome ladder style heated towel rail, recessed ceiling lighting, PVCu double glazed opaque window to the rear elevation, complimentary splash back wall tiling, ceramic tiled flooring and recessed ceiling lighting.

### To the second floor

Staircase

## Master Bedroom

13'10" reducing 10'11" x 10'1" (4.24m reducing 3.34m x 3.08m )

Having two Velux windows, useful eaves storage, recessed and ceiling lighting. Column radiator.

## En suite

Having a three piece suite comprising of a close couple WC, vanity hand wash basin with built in cupboards and a shower enclosure with thermostatically controlled shower. Chrome ladder style heated towel rail, complimentary wall tiling, vinyl flooring and recessed ceiling lighting.

## Outside

Outside the property is set back from the road behind a tarmac driveway providing ample vehicular standing space. Having a carport and a single garage. A special feature of the sale is the delightful rear garden which has a patio immediately to the rear with a generous mature garden laid mainly to lawn with established planting, pond and timber garden shed.

## Garage

Having a carport and single garage with power and light.

## Area

Being situated approximately a 3/4 of a mile 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

From the Belper branch of Home2sell proceed along New Road to the Morrison's Island turning right on to the A6 towards Matlock. Proceed to the traffic lights turning left past Belper Mill and over the bridge. Turning immediately right on to Belper lane, take the second turning on the left on to Mount Pleasant Drive where number 6 can be easily identified on the right hand side of the road clearly identified by our distinctive Home2sell for sale board.



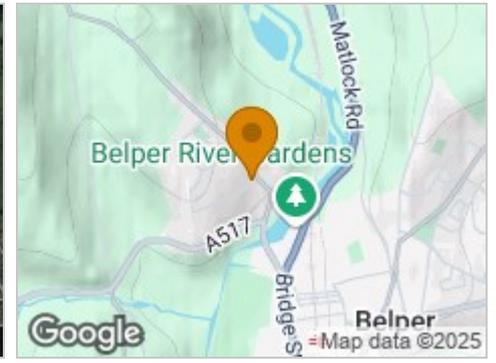
## Road Map



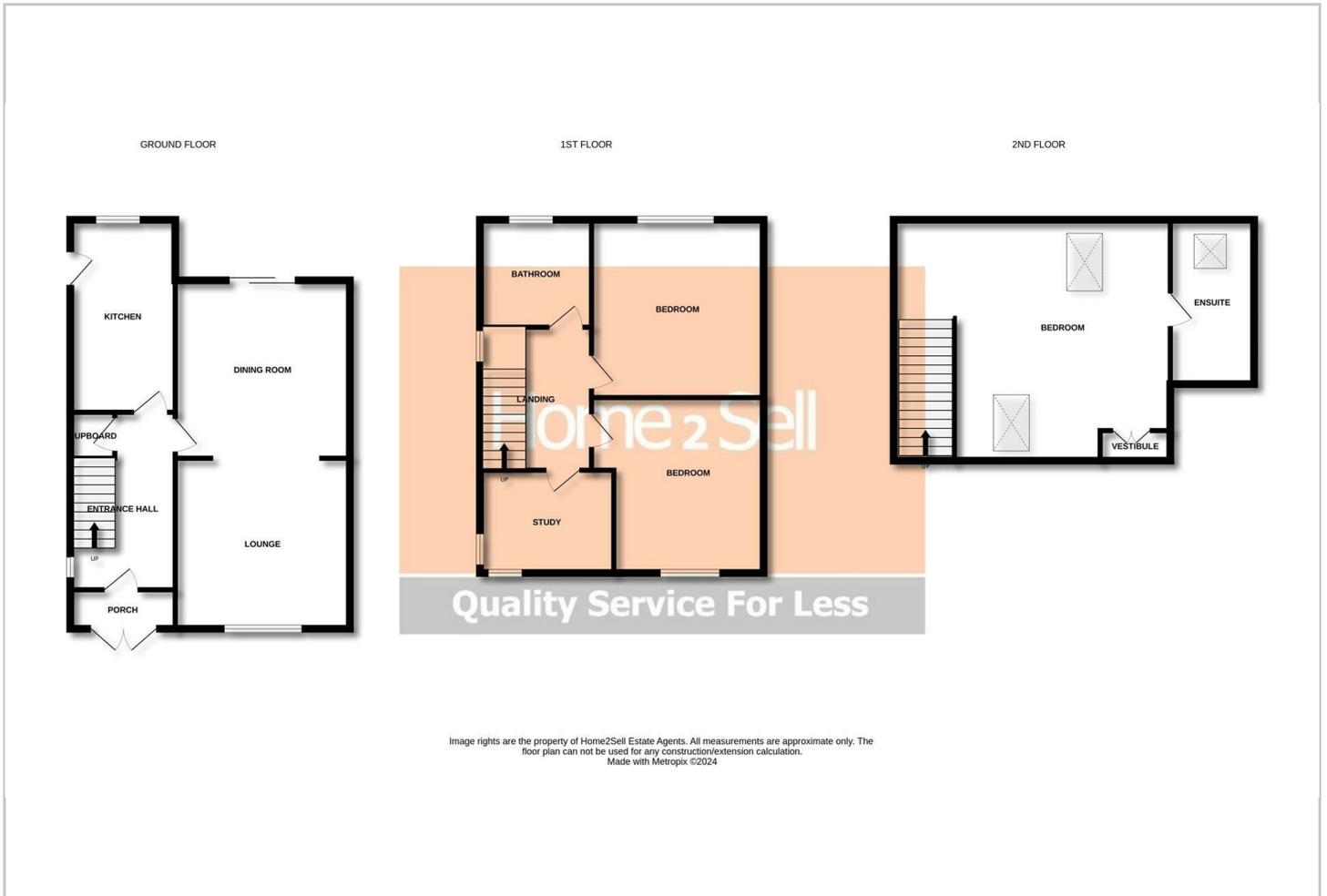
## Hybrid Map



## Terrain Map



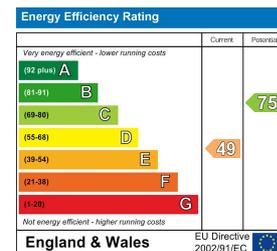
## Floor Plan



## 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.