

Home 2 Sell

Quality Service For Less



80a Spencer Road

Belper, DE56 1JW

Offers Over £255,000



Occupying a popular and convenient location is this stylish three bedroom detached residence, representing an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and beautifully positioned family home. Benefiting from a rear garden enjoying magnificent views. PVCu double glazing (Where stated) and gas central heating. The accommodation comprising in brief of Entrance Hall, open plan Lounge Dining Room with feature fireplace and a fitted kitchen having built in appliances. To the first floor landing, master bedroom, two further well proportioned bedrooms, WC and family bathroom. To the outside front a driveway offering ample off road parking and to the rear there is a lovely low maintenance garden having patio lawn and well stocked borders. The property enjoys some of the areas finest views which can only be truly appreciated when viewed. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



### Entrance Hall

Having a storm porch vestibule the property is entered via a hardwood door, quarry tiled flooring, central heating radiator, ceiling light and stairs off to the first floor landing.

### Open Plan Lounge Dining Room

11'11" x 11'7" plus 12'10" x 12'1" (3.64m x 3.55m plus 3.92m x 3.69m )

#### Lounge Area

Having a PVCu double glazed window to the front elevation, TV and telephone points, central heating radiator, feature ceiling beams, fire place with with exposed brick chimney breast and raised hearth.

#### Dining area

Having PVCu double glazed windows to both the side and rear elevations, wood grain effect flooring, exposed beams to ceiling. The feature focal point of the room is a gas coal effect living flame fire set on a raised marble aggregate hearth with matching back drop and Adam style surround.

### Kitchen

9'11" x 10'11" (3.03m x 3.34m )

Having a fitted kitchen comprising of a range of base, wall and matching drawer units with roll-top worksurfaces incorporating a one and a half sink drainer unit with chrome mixer tap. Complimentary splash back tiling, tiled floor, wall mounted shelving, useful under stairs storage cupboard, PVCu double glazed windows to the rear and side elevations. Integrated double electric oven, four ring gas hob stainless steel extractor canopy over, integrated dishwasher and automatic washing machine. Integrated fridge and freezer.

### To the first floor landing

Access to the loft void. Ceiling light and useful storage cupboard.

### Bedroom One

9'0" x 12'11" (2.76m x 3.96m )

Having a PVCu double glazed window to the rear elevation, built wardrobe with sliding frontage doors, central heating radiator and ceiling light.

### Bedroom Two

8'8" x 11'11" (2.66m x 3.65m )

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

### Bedroom Three

6'5" max x 8'7" extending 11'10" (1.98m max x 2.64m extending 3.63m )

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

### Family Bathroom

With a three-piece suite comprising of a close couple WC, pedestal hand wash basin and wood panelled bath with shower attachment over and folding complimentary shower screen. Complimentary part tiled walls and half wood panelling, central heating radiator and PVCu double glazed opaque window. Airing cupboard housing the gas central heating boiler which services the domestic hot water and central heating system.

### WC

With close couple WC, part tiled walls and PVCu double glazed opaque window to the side elevation.

## Outside

To the outside front a driveway offering ample off road parking and to the rear there is a lovely low maintenance garden having patio lawn and well stocked borders. The property enjoys some of the areas finest views which can only be truly appreciated when viewed

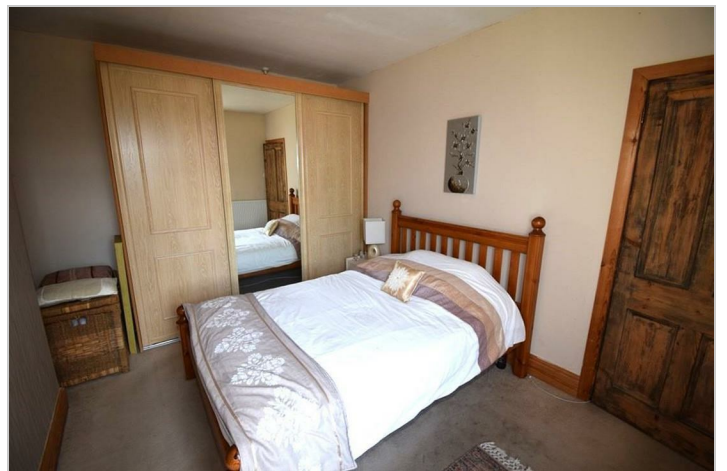
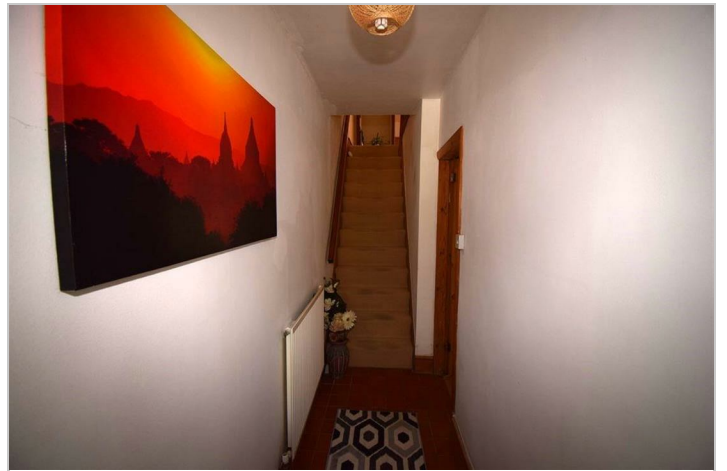
## Area

Spencer Road is situated with in 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

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.



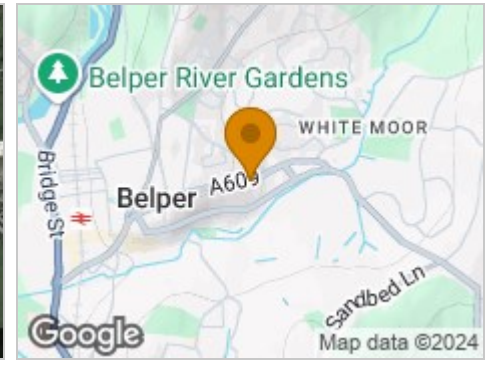
## Road Map



## Hybrid Map



## Terrain Map



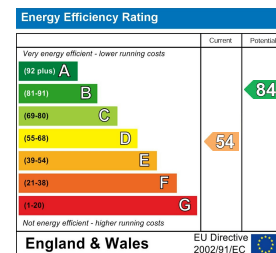
## Floor Plan



## 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



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