

# Belper Road

Derby, DE1 3EN

John   
German







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£390,000

Charming late Victorian semi providing excellent family sized accommodation with character on one of the best streets in Derby. Stutts Park lies within walking distance of Derby City Centre and the magnificent Darley Park that runs along the River Derwent.



Perfect for families this highly convenient setting provides the perfect combination of suburban life with the addition of a range of spectacular city parks and cosmopolitan living. Sports lovers will be blown away by the choice of activities available all within walking distance including rowing clubs, tennis, cricket, rugby and football clubs, cycle routes, gyms and miles of lovely walks. The nearby Cathedral Quarter boasts some fine period architecture, designer boutiques and shops. Also within easy reach is the impressive modern shopping centre with a state of the art cinema and a large selection of retail outlets. Friargate also offers eateries and up market bars and restaurants. The bus and train stations are also walk or cyclable and my car or bus the property is well placed for easy access onto the A6, A38 and A52 leading to the M1. Excellent primary and secondary schools nearby for example Walter Evans, Markeaton and Woodlands. Private education at Old Vicarage School in Darley Abbey and Derby High for Girls and Boys Grammar in Little over.

Entrance to the property is on the side with the main entrance door opening into a central reception hall having doors lead off to the ground floor living spaces plus stairs rising to the first floor with a very useful understairs cloaks cupboard with built-in shoe storage. New carpeting and flooring has been laid throughout the property.

To the front sits an elegant living room with a feature fireplace and a tall bay window overlooking the front garden.

On the opposite side of the hallway, the dining room connects to the kitchen and features double aspect windows to the side and rear, and a cast-iron decorative fireplace.

The kitchen has been refitted with a range of shaker style base and eye level units with melamine finished worktops, inset stainless steel sink unit with mixer tap, tiled splashbacks, electric range oven and concealed central heating boiler. Set off the kitchen is a large utility room/pantry providing extensive storage with plenty of open shelving, matching base units with worktops space above, leaving space for a full range of appliances. To the rear of the house a passage provides access onto the side of the property via a side entrance door and leads to the garden room and the ground floor cloaks/WC which is fitted with a low flush WC and hand wash basin.

The garden room is a large multi purpose room which makes excellent additional living space with large windows and French doors out onto the rear garden.

On the first floor, a central landing has a window to the side, doors leading off to the first floor accommodation and a second flight of stairs that takes you to the second floor.

The master bedroom overlooks the elevation via a matching tall bay window which gives the room a lovely grand feel whilst the second bedroom on this floor overlooks the rear garden. Both bedrooms have pedestal wash basins.

The family bathroom is also located on this floor and is fitted with a full four piece suite comprising corner shower enclosure, panelled bath, low flush WC and pedestal wash basin. There are double aspect windows and tiling to splashback areas.

On the second floor, a central landing again has a window to the side and doors leading off to two bedrooms, the first of which is my personal favourite with a charming gable end window overlooking the front of the property and partially sloping ceilings.

Outside the property sits back from the road behind a slightly raised front garden and a block paved driveway. Gated access along the side of the house leads to a fully enclosed rear garden which enjoys a good degree of privacy afforded by a combination of high walls and timbre fencing. The garden comprises of a large paved patio area with raised planters leading onto a lawned area at the rear.



**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).  
**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.  
**Property construction:** Traditional                      **Parking:** Drive                      **Electricity supply:** Mains  
**Water supply:** Mains                      **Sewerage:** Mains                      **Heating:** Mains gas  
(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:**  
See Ofcom link for speed: <https://checker.ofcom.org.uk/>  
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>  
**Local Authority/Tax Band:** Derby City Council / Tax Band D  
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
**Our Ref:** JGA/28042025

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Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1690.8 ft<sup>2</sup>  
157.08 m<sup>2</sup>

Reduced headroom

54.89 ft<sup>2</sup>  
5.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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## Agents' Notes

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## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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