



83 Belper Road, Derby, DE1 3ER

Offers In The Region Of
£625,000



A highly impressive and spacious four double bedroom detached residence with double garage beautifully positioned close to Darley Park in this highly sought after and mature location.



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DIRECTIONS

From the city centre head north via Duffield Road after the Five Lamps area taking the first right into Belper Road, follow the road for a short distance where the property will be found on the right just after the junction with Robin Road (which leads to the rear parking.)

This beautifully presented family home occupies a generous mature plot with a pleasant front garden and a delightful garden to the rear where there is also a detached double garage and driveway parking.

The spacious interior incorporates gas central heating with a supplementary log burning stove comprising large entrance hallway with cloaks cupboard, study, large lounge flowing into a snug area, modern fitted kitchen with utility cupboard, open plan access into a dining area and conservatory with efficient upgraded roof. To the first floor a generous galleried landing with deep store, leads to rear double bedroom four, two particularly deep front facing double bedrooms, bathroom and the spacious main bedroom being positioned to the rear with en-suite.

The property sits back from Belper Road behind a mature planted screening with pathway and lawn. The rear garden is delightfully enclosed with a variety of mature plants and shrubs, patio and lawn. Also to the rear, accessed from Robin Road, is a

detached brick built double garage with electric door and driveway.

Belper Road is a mature and sought after residential address accessed from Duffield Road, neighbouring Strutts Park conservation area and with nearby access into the beautiful, family friendly Darley Park. The close proximity of the city centre is also a feature being a short distance away accessed quickly from Duffield Road or more scenic and leisurely through the park. There are useful nearby amenities including convenience store and petrol station, popular public houses and schooling.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

16'6" x 7'11" (5.03m x 2.41m)

Entering beneath a covered storm porch through timber glazed door into a highly impressive and particularly spacious reception hallway with attractive parquet flooring, open tread stairs to first floor and useful display area beneath, tall column radiator.

CLOAKS CUPBOARD

An enviable space for the families coats, shoes and vacuum.

CLOAKROOM

Low level WC and wash basin sat in a vanity unit, parquet flooring, window and radiator.

STUDY

8'8" x 7'6" (2.64m x 2.29m)

A generous study with window, parquet flooring and with ample space for desk and furniture etc, radiator.

KITCHEN

16' x 11'9" max (4.88m x 3.58m max)

Beautifully appointed with an extensive range of fitted kitchen units with matching handleless cupboard and drawer fronts, solid wooden work surfaces and breakfast bar, coloured feature acrylic splashback, composite sink and drainer with an additional sink, two electric ovens, gas hob with extractor fan over, integrated fridge, washing machine and drinks cooler, vinyl tiled floor, rear facing UPVC double glazed windows and side door, inset ceiling spotlights and radiator.

UTILITY CUPBOARD

With space for a laundry appliance, shelving and radiator, wall mounted Ideal combination boiler.

DINING AREA

11'10" x 11'8" (3.61m x 3.56m)

Adjoining the kitchen with open plan access is a spacious dining area also having a continuation of fitted units from the kitchen, radiator and continuing with open plan access into:

CONSERVATORY

10'10" x 10' (3.30m x 3.05m)

Enjoying a pleasant aspect over the garden with UPVC double glazed windows, upgraded efficient roof, inset spotlights and featuring a log burning stove with exposed chimney and slate hearth.

LOUNGE

22'2" into bay x 11'9" (6.76m into bay x 3.58m)

A large family room accessed through double doors from the hallway, with deep bay window to the front elevation, modern Smeg gas fire and feature slate hearth, two column radiators, ample for lounge and dining furniture, access continuing into:



SNUG AREA

11'11" x 8'11" (3.63m x 2.72m)

Separated with feature wooden slats, parquet flooring and providing a cosy media area with side bow window and column radiator.

FIRST FLOOR

LANDING

A generous galleried landing with timber horizontal balustrade, side window, loft access, column radiator and providing access into all first floor principal rooms.

LINEN CUPBOARD

A further enviable storage space matching the ground floor cloaks cupboard.

BEDROOM ONE

13'5" x 11'11" (4.09m x 3.63m)

A spacious bedroom with twin UPVC double glazed windows overlooking the rear gardens, ample space for all bedroom furniture, radiator.

EN-SUITE

6'10" x 6'6" (2.08m x 1.98m)

Generous and smartly presented having a walk-in shower with low-profile tray, glazed screen and mains overhead shower all finished with black fitments, a wash basin and WC are neatly housed within a vanity unit, neutrally tiled floor and walls, UPVC double glazed window, extractor fan and radiator.

BEDROOM TWO

19'10" x 10'3" (6.05m x 3.12m)

A deep double bedroom with front and side windows, ample space for all bedroom furniture including beds, wardrobes and desk etc, radiator.

BEDROOM THREE

19'19" x 10'3" (5.79m x 3.12m)

A further deep double bedroom with front window, ample space for all bedroom furniture including beds, wardrobes and desk etc, radiator.



BEDROOM FOUR

11'11" x 7'2" (3.63m x 2.18m)

A fourth impressive bedroom with rear facing UPVC double glazed window and radiator.

BATHROOM

6'10" x 6'3" (2.08m x 1.91m)

Smartly appointed with a modern white three piece suite comprising a panelled bath with chrome shower over and screen, wash basin and WC, window, deep store cupboard, towel radiator.

OUTSIDE

The property sits back from Belper Road behind a mature planted screening with pathway and lawn. A deep covered storm porch leads to the front door and there is access to the rear.

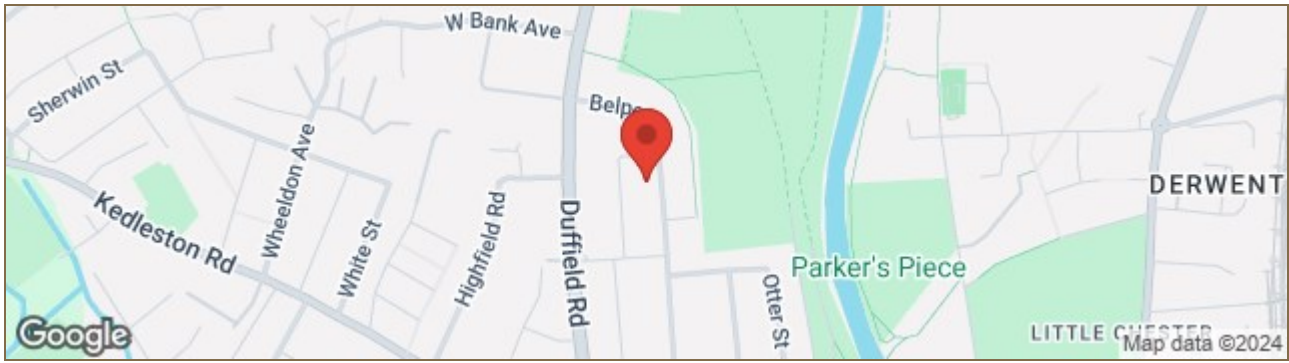
The rear garden is delightfully enclosed with a variety of mature plants and shrubs, two patio area and lawn. Also to the rear, accessed from Robin Road and rear gate, is a detached brick built double garage with electric door and driveway.

DETACHED DOUBLE GARAGE

With main remote controlled roller door, personal side door (to garden) power and light. There is a driveway to the front and side of the garage providing car parking all of which is accessed from Robin Road being a private road.



Road Map



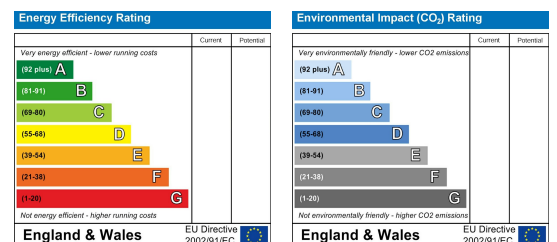
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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