

Salisbury Drive, Belper, Derbyshire

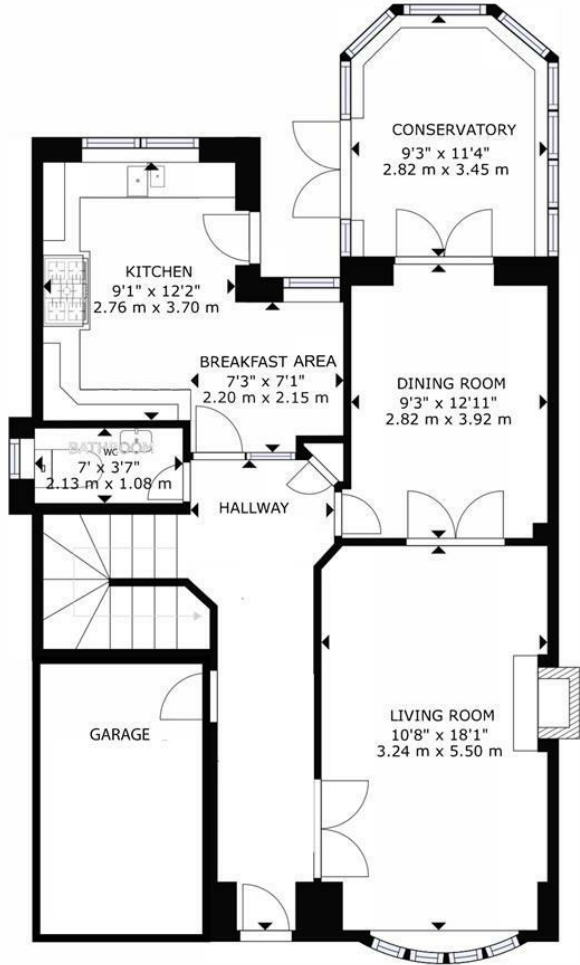
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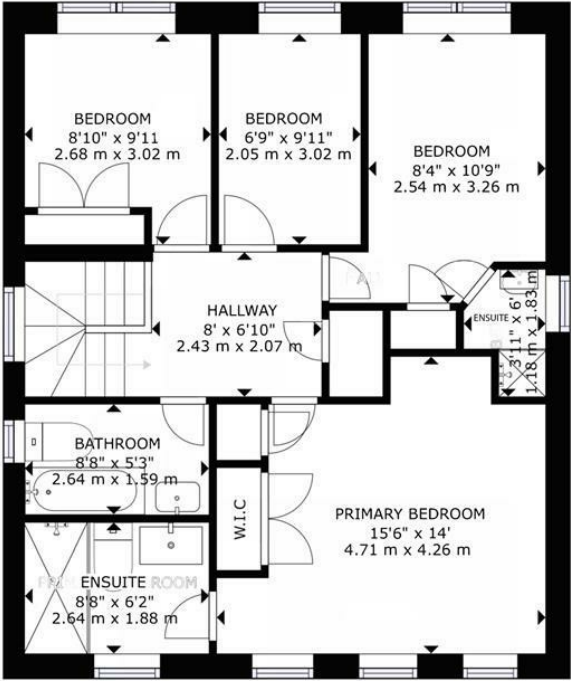
Salisbury Drive, Belper, DE56 0FF
Offers in excess of £370,000



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 782 sq ft, 72.66 m², FLOOR 2: 737 sq ft, 68.49 m²
 TOTAL: 1519 sq ft, 141.15 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







SPACIOUS FAMILY HOME WITH TWO EN-SUITES - A beautifully presented and improved four bedroom, two-en-suite detached family home, situated in this delightful end-of cul-de-sac position close to a local park and play area. The property is situated in this edge of estate location with private gated access onto Whitemoor Lane just a short walk away from local shops and open countryside. The property offers spacious and well proportioned accommodation of around 1500 square feet and offers a generous corner plot position.

The property was one of the larger properties designs on the estate when originally built and has been much improved over recent years. Improvements of note include the installation of superb dining kitchen with quality oak units, integrated appliances and quartz work surfaces and also a superb contemporary en-suite shower room to the primary bedroom.

This property has been presented to a tasteful neutral theme and has the benefit of gas central heating and uPVC double glazing. In brief the accommodation comprises: entrance hallway, cloakroom, contemporary wc, spacious lounge with bay window, dining room and conservatory and beautifully appointed dining kitchen. The first floor landing leads to four well proportioned bedrooms and family bathroom. The primary bedroom with superb contemporary en-suite shower room, bedroom two also having the benefit of an en-suite shower room.

Outside, the property benefits from a block paved driveway leading to a single integral garage to the front, together with a delightful landscaped south west facing rear garden with generous timber decked seating area, area laid to lawn and well stocked borders.

The property has the benefit of Full Fibre Broadband installed.

- Spacious Detached Family Home
- Well Presented & Recently Upgraded
- Lounge, Dining Room & Conservatory
- Four Bedrooms, Two En-Suites & Family Bathroom
- Block Paved Driveway & Single Integral Garage
- Delightful End of Cul-de-Sac Position
- Entrance Hallway, Cloaks & Contemporary WC
- Quality Specification Dining Kitchen with Quartz Worksurfaces
- South West Facing Landscaped Enclosed Rear Garden
- Close to Belper Town Centre & Excellent Local Amenities







LOCALITY & AMENITIES

The property is situated within easy access to the centre of Belper, which provides an excellent range of amenities including a supermarket, shops, education at all levels, Railway Station, public houses, restaurants and recreational facilities. The property is located on the east side of Belper and benefits from easy access to the A38 and A610 providing excellent access to major centres including Nottingham, Derby and also offering swift access to the M1 motorway.

The village of Duffield is some three miles to the south and the City of Derby is eight miles to the south. The famous market town of Ashbourne, known as the gateway to Dovedale and the Peak District National Park, lies approximately ten miles to the west.

For those who enjoy the outdoor pursuits the nearby Derbyshire countryside provides some delightful scenery and walks along the banks of the River Derwent.

GROUND FLOOR

THE ACCOMMODATION

Entrance Hallway

Entrance through a uPVC double glazed entrance door into the entrance hall with obscure glazed glass panels. Fitted with central heating radiator, ceramic tiled floor and the bottom part of the hallway has a maple effect laminate flooring, wall mounted Hive smart thermostat, smoke alarm, staircase leading through to the first floor landing. Panelled doors giving access through to a cloaks cupboard, downstairs WC, glass panelled doors giving access through to the dining room and dining kitchen with a matching side panel window and double opening glass panelled doors giving access through to the lounge.

Contemporary WC

Fitted with a two piece white suite comprising low level WC with chrome push button flush, pedestal wash hand basin with white high gloss unit below and chrome Mono block mixer tap, ceramic tiled splashback, tiled effect floor, attractive grey wood grain effect ceramic tiling to one of the walls, central heating radiator, uPVC obscure double glazed window to the side elevation.

Lounge

18'1 x 10'8 (5.51m x 3.25m)

Fitted with a feature Adams style fireplace with marble hearth and back plate, inset coal effect living flame gas fire, oak effect laminate flooring, two wall light points, two central heating radiators, uPVC double glazed bay window to the front elevation. Double opening panelled doors giving access through to the dining room.

Dining Room

12'11 9'3 (3.94m 2.82m)

Fitted with oak effect laminate flooring, central heating radiator, uPVC double glazed French doors opening out onto the conservatory.

Conservatory

11'4 x 9'3 (3.45m x 2.82m)

The conservatory is built of brick-based wall construction, uPVC double glazed windows, vaulted polycarbonate roof, ceramic tiled floor, ceiling fan with light, uPVC double glazed French doors to the side giving access through to the rear garden.

Beautifully Appointed Open Plan Breakfast Kitchen

Fitted with oak fronted units comprising wall base and drawer units with brushed stainless steel handles, black Quartz work surface over with matching splashback, integrated double CDA electric ovens, a CDA stainless steel gas six ring hob with glazed splashback, stainless steel extractor unit over, stainless steel one and a half bowl sink drainer unit with chrome swan necked style mixer tap, integrated CDA dishwasher, integrated low level fridge and integrated low level freezer. Central heating radiator, tiled effect floor, two uPVC double glazed windows to the rear elevation and uPVC double glazed door which leads out onto the rear garden.

Kitchen Area

12'2 x 9'1 (3.71m x 2.77m)

Breakfast Area

7'3 x 7'1 (2.21m x 2.16m)

FIRST FLOOR

Landing

Loft access via a timber ladder, central heating radiator, smoke alarm, panelled doors giving access through to all four bedrooms and bathroom there is also a built-in airing cupboard.

Main Bedroom

15'6 maximum x 14'0 (4.72m maximum x 4.27m)

Fitted with triple built-in wardrobe, central heating radiator, three feature arched UPVC double glazed window to the front elevation. Smoke alarm. Doorway giving access through to:

Contemporary En-Suite Shower Room

8'8 x 6'2 (2.64m x 1.88m)

Fitted with a white contemporary three-piece suite comprising wall mounted hand basin fitted with chrome Mono block mixer tap with white fronted drawer unit below with chrome handle, wall mounted LED mirror with bluetooth speaker, low level WC with chrome push button flush, large double width walk-in shower with glazed shower screen, attractive porcelain tiled splashbacks, contemporary Mira push button power shower unit with shower attachment and rain shower head above. Recessed LED down lighters, extractor fan, wall mounted bathroom cabinet, grey wood grain effect flooring, central heating radiator, uPVC obscure double glazed window to the front elevation.

Bedroom Two

10'9 x 8'4 (3.28m x 2.54m)

Fitted with built-in double wardrobe, TV point, central heating radiator, uPVC double glazed window to the rear elevation.

En-Suite Shower Room

6'0 x 3'11 (1.83m x 1.19m)

Fitted with a white two-piece suite pedestal wash hand basin, shower cubicle with double opening doors, ceramic tiled splashbacks, central heating radiator, extractor fan, tiled effect floor, wall mounted mirrored bathroom cabinet, uPVC obscure double glazed window to the side elevation.

Bedroom Three

9'11 x 8'10 (3.02m x 2.69m)

Fitted with central heating radiator, built-in double wardrobe, uPVC double glazed window to the rear elevation.

Bedroom Four

9'11 x 6'9 (3.02m x 2.06m)

Fitted with central heating radiator, uPVC double glazed window to the rear elevation.

Family Bathroom

8'8 x 5'3 (2.64m x 1.60m)

Fitted with a white three-piece suite comprising low level WC, panelled bath with Victorian style shower mixer attachment, pedestal wash hand basin, partial ceramic tiled walls with tiled border, shaver point, grey wood grain effect flooring, Mono chrome ladder style heated towel rail, extractor fan, integrated recessed ceiling bluetooth speaker, uPVC obscure double glazed window to the side elevation.

OUTSIDE

Frontage & Driveway

There is a block paved driveway providing off road car standing for around four vehicles leading through to a single detached brick built garage. Front garden area has area laid to lawn, fence panelled boundary. Paved pathway to the side of the property with stone channelled borders, access to gas and electric meters and lighting. Timber gated access to the side of the property leading through to the enclosed rear garden. There is also private gated access onto Whitemoor Lane giving easy access to local shops, bus routes and open countryside.

Single Integral Garage

17'11 x 8'3 (5.46m x 2.51m)

Fitted with wall mounted Ideal central heating boiler, wall mounted maple effect cabinets, built-in timber framed worktop with appliance space beneath for a tumble dryer, plumbing and space for the automatic washing machine and built-in LED lighting.

South West Facing Enclosed Rear Garden

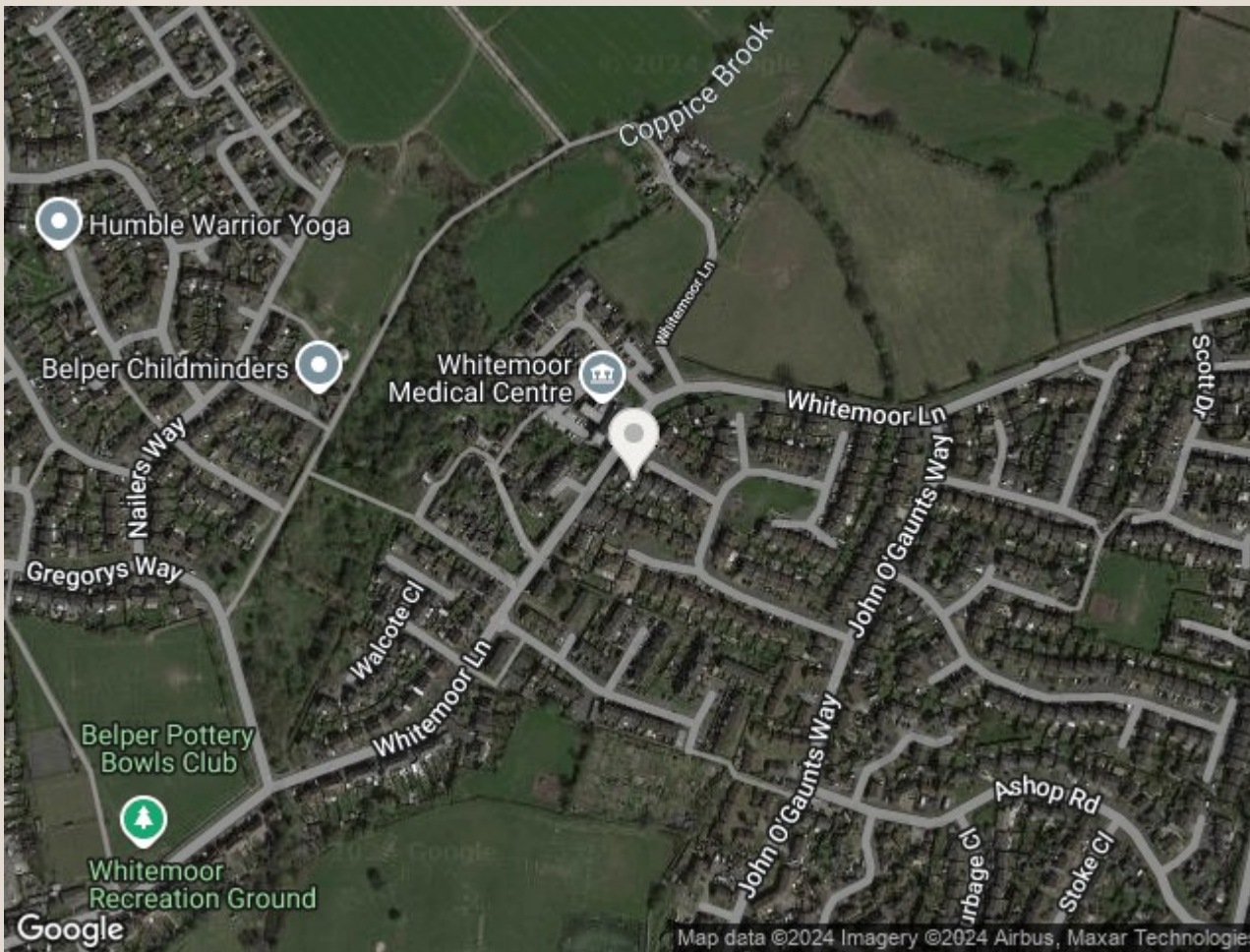
Generous timber framed decking area, outside power socket, outside cold water tap. Decking area then steps down onto a shaped lawn with well stocked planting borders, fence panelled boundary, paved pathway that runs around the side of the conservatory leading through to a useful storage area at the side of the property with a hard standing area, timber framed shed. The garden is enclosed by a walled and a fence panelled boundary.

Council Tax Band

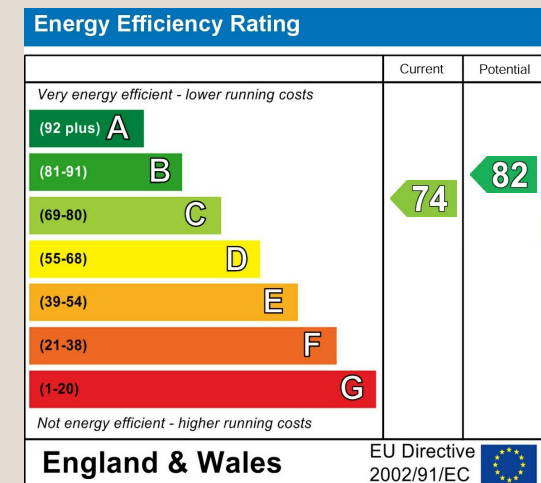
Band D - Amber Valley Borough Council

Measured by Matterport

The room measurements, floor areas and floor plans have been created using Matterport. The room measurements and sizes are approximate and the actual sizes may vary.



Energy Performance Graph



Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

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