

Well Close House, Morley Close, Belper

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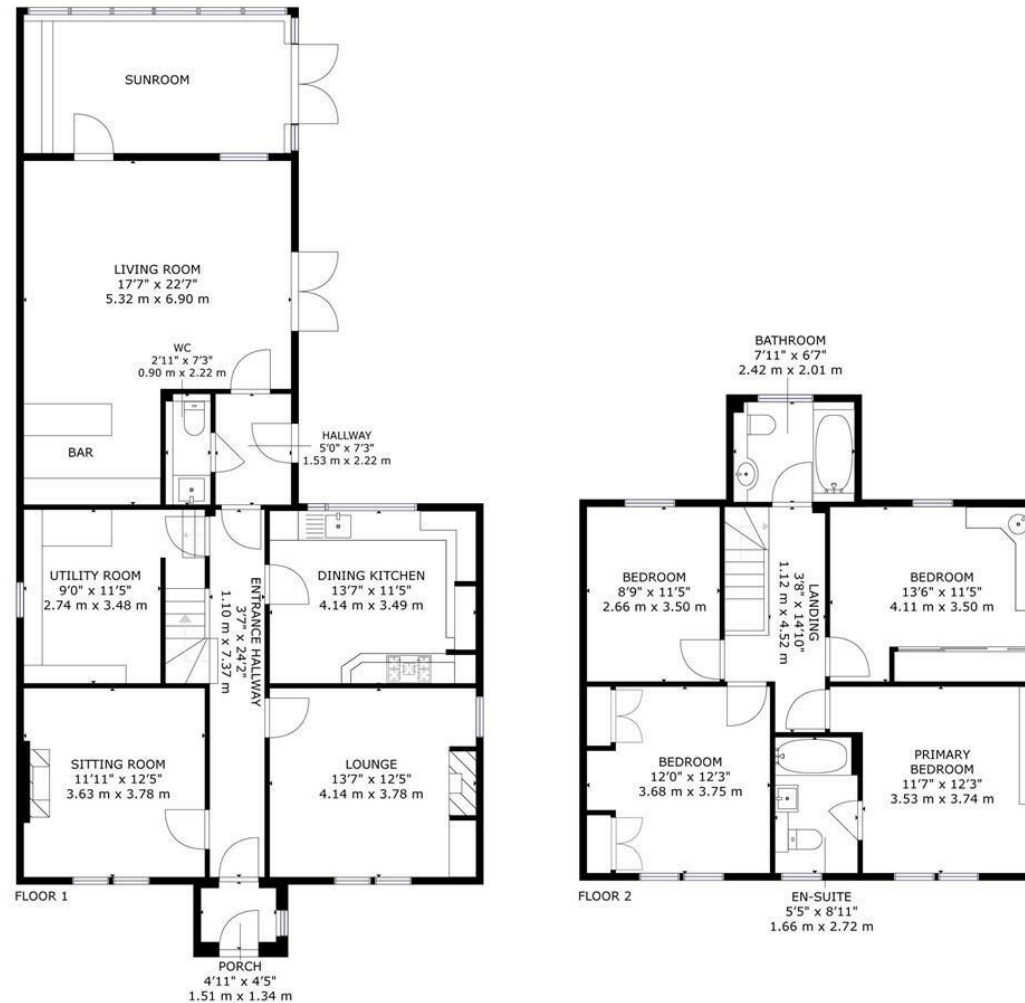


Morley Close, Belper, DE56 0HP  
Offers in excess of £550,000





# Floor Plan



GROSS INTERNAL AREA  
 FLOOR 1: 1119 sq.ft, 104 m<sup>2</sup>, FLOOR 2: 764 sq.ft, 71 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 21 sq.ft, 2 m<sup>2</sup>  
 TOTAL: 1883 sq.ft, 175 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.











PERIOD HOME WITH STUNNING MATURE PLOT OF JUST OVER 1/2 ACRE - An extended Edwardian double fronted detached property of style and character, offering exciting potential for extension and re-development (subject to necessary planning consent being obtained) The property is positioned in this secluded cul-de-sac location off Over Lane on the edge of Belper and offers this stunning mature plot of 0.56 acre and the large detached stone garage also offers exciting potential. The beautiful gardens really have to be viewed to fully appreciate this most impressive mature plot.

The property was built circa 1910 and has the benefit of gas central heating, double glazing and in brief comprises: entrance hallway, sitting room, lounge, dining kitchen, large utility room, downstairs wc, living room with bar and log burner leading to a sun room. The first floor semi-galleried landing gives access to four well-proportioned bedrooms and bathroom. The primary bedroom has the benefit of a re-fitted contemporary en-suite shower room

The property stands in this secluded position at the head of the cul-de-sac, with a generous block paved driveway which leads through to the right hand side property and then onto the enclosed rear garden.

A true feature of this home are the extensive mature rear gardens which offer a generous paved patio, extensive lawn and feature pond. The garden is planted with an array of plants, trees, shrubs and fruit trees. It also offers an exceptional degree of privacy and has to be viewed to be fully appreciated.

There are two wide gates giving access to a lane which runs down the side of the plot and gives vehicular access leading from Over Lane along Morley Park Road and this provides access to the 40ft stone-built garage/store.

- Double Fronted Edwardian Detached Property
- Beautiful Mature Plot of over 1/2 Acre (0.56 Acres)
- Entrance Hallway, WC, Dining Kitchen & Large Utility Room
- Four Double Bedrooms, En-Suite & Family Bathroom
- Close to the Highly sought after Town of Belper
- Exciting Potential for Extension (Subject to Planning Consent)
- Large 40ft Stone Built Garage/Store (Potential for Conversion - Subject to Planning)
- Sitting Room, Lounge, Living Room with Bar & Sun Room
- Delightful Cul-de-Sac Position & Rear Access to Stone Garage/Store
- Close to Open Countryside













LOCALITY & AMENITIES

The property enjoys this delightful cul-de-sac position just off Over Lane on the edge of Belper close to open countryside and the local village of Heage.

The property is located within easy access of the centre of Belper, which provides an excellent range of amenities including supermarkets, shops, education facilities at Primary and Secondary levels, Railway Station, public houses, restaurants and recreational facilities.

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 and the sought after village of Duffield is located around three miles to the south.

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

THE ACCOMMODATION

GROUND FLOOR

**Entrance Hallway**  
24'7 x 3'7 (7.49m x 1.09m)

Entrance through traditional panelled door into the hallway. Fitted with uPVC double glazed window and fitted storage cupboard, central heating radiator, coving to ceiling, smoke alarm, staircase to the first floor landing with solid wood hand rail, doors giving access to the dining room and pantry and glass panelled doors giving access to the sitting room, lounge, dining kitchen, utility room and rear hallway.

**Sitting Room**  
12'5 x 11'11 (3.78m x 3.63m)

Feature fireplace with cast-iron surround with tiled inserts, coving to ceiling, central heating radiator and two uPVC tilt-and-turn double glazed windows to the front elevation.

**Lounge**  
13'7 x 12'5 (4.14m x 3.78m)  
Feature fireplace with tiled hearth and multi-fuel stove-style burner, built-in storage cupboards and glass shelving with lighting, coving to ceiling, two UPVC tilt-and-turn double glazed windows to the front elevation, TV point and telephone points, central heating radiator and uPVC double glazed window to the side elevation.

**Dining Kitchen**  
13'7 x 11'5 (4.14m x 3.48m)

Fitted with a range of wood panelled wall, base and drawer units, roll edge laminated work surfaces, Franke sink drainer unit with mixer tap, Neff electric oven and five ring gas hob with extractor unit over, integrated Bosch dishwasher, tall storage cupboards, display cabinets, quarry tiled flooring, TV point, warm air plinth fan heater and uPVC double glazed window to the rear elevation.

**Large Utility Room**  
11'5 x 9'0 (3.48m x 2.74m)

Quarry tiled flooring, stone thrawl, built-in base and drawer units with work surface over, wall mounted units, access to the electric meter, wall mounted electric fuse box, single glazed window to the side elevation, power, light and open plan access back into the cloakroom.

**Rear Hallway**  
6'4 x 4'5 (1.93m x 1.35m)

Quarry tiled flooring, central heating radiator, uPVC double glazed door to the side elevation and doors to the downstairs wc and living room.

**Downstairs WC**  
Fitted with two piece white suite comprising low flush wc, ceramic sink with mixer tap, and base cupboard and central heating radiator.

**Living Room**  
22'7 x 17'7 (6.88m x 5.36m)

Cast iron stove-style multi-fuel burner standing on a quarry tiled hearth, TV point, central heating radiator, built-in bar area with shelving, coving to ceiling, smoke alarm, uPVC double glazed French doors to the side elevation and uPVC double glazed door to the sun room.

**Sun Room**  
17'3 x 8'4 (5.26m x 2.54m)

Built of brick base wall construction with uPVC double glazed windows, polycarbonate roof with built-in blinds, uPVC double glazed

French doors to the side patio, central heating radiator, ceramic tiled floor, built-in storage cupboards with work surfaces over and sink drainer unit with mixer tap.

**FIRST FLOOR**  
Stairs from the entrance hallway leading to the first floor landing.

**Semi-Galleried Landing**  
Loft access, smoke alarm, coving to ceiling and traditional wood panelled doors to all four bedrooms and bathroom

**Primary Bedroom**  
12'3 x 11'7 (3.73m x 3.53m)  
Built-in double wardrobes with cupboards above, built-in units into the recess, central heating radiator, coving to ceiling, TV point, two tilt-and-turn uPVC double glazed windows to the front elevation and uPVC double glazed window to the side elevation.

**En-Suite Shower Room**  
8'11 x 5'5 (2.72m x 1.65m)  
Fitted with a contemporary white three-piece suite comprising ceramic wash hand basin built into a white high gloss vanity unit with double opening cupboard doors, concealed cistern low level wc with chrome push button flush and shower cubicle with glazed door, wall mounted chrome mains fed shower unit, ceramic tiling to the walls, tiled floor, wall mounted mirrored bathroom cabinet, wall mounted combination boiler concealed in wall mounted cupboard, central heating radiator and uPVC obscure double glazed window to the side elevation.

**Bedroom Two**  
12'3 x 12'0 (3.73m x 3.66m)  
Built-in mirrored door wardrobes, built-in pine drawer and corner cupboard triple unit, ceramic sink with mixer tap, central heating radiator, two reading lights, uPVC double glazed window to the side elevation and uPVC double glazed sash window with delightful views over the rear garden.

**Bedroom Three**  
13'6 x 11'5 (4.11m x 3.48m)  
Built-in wardrobes and cupboards above, central heating radiator and two uPVC tilt-and-turn double glazed windows to the front elevation.

**Bedroom Four**  
11'5 x 8'9 (3.48m x 2.67m)  
Fitted with Central heating radiator, coving to ceiling and uPVC double glazed window to the rear elevation with delightful views of the rear garden.

**Bathroom**  
7'11 x 6'7 (2.41m x 2.01m)  
Fitted with a white three piece suite comprising concealed cistern low level wc, ceramic wash hand basin with mixer tap, ceramic tiled splash backs, panelled bath with shower over, extractor fan, central heating radiator, built-in cupboards and uPVC double glazed window to the rear elevation.

**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.

**OUTSIDE**  
**Frontage & Driveway**  
The property stands at the head of the cul-de-sac, with a generous block paved driveway which leads through to the right hand side property and then onto the enclosed rear garden. The block paved driveway provides off-road car standing for up to five cars and leads to the enclosed rear garden.

**Extensive Landscaped Rear Garden**  
The enclosed rear garden has a paved patio, extensive lawn, feature pond and is planted with an array of plants, trees, shrubs and fruit trees. It also offers an exceptional degree of privacy and has to be viewed to be fully appreciated.

**Rear Access**  
Accessed off Over Lane, turning into Morley Park Road and this lane gives access to the stone built barn/garage.

**Large Stone Built Garage/Store**  
40'5 x 12'11 (12.32m x 3.94m)  
Fitted with Hormann garage door and power and light. Sied personal access door and window.

**Council Tax Band - G**  
Amber Valley Borough Council





# 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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## Energy Performance Graph

