

Queens Drive, Mount Pleasant, Belper

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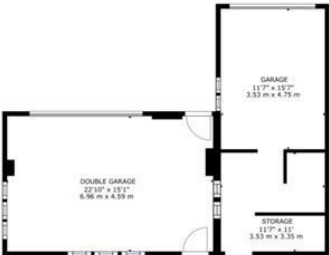


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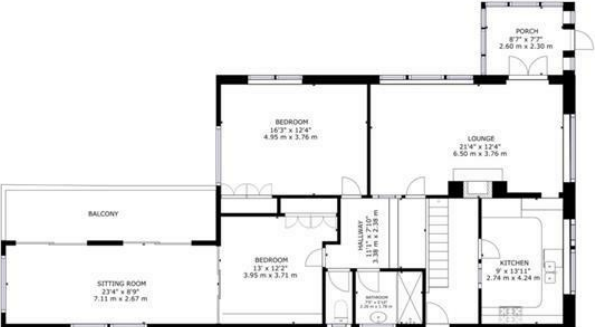
Price £450,000



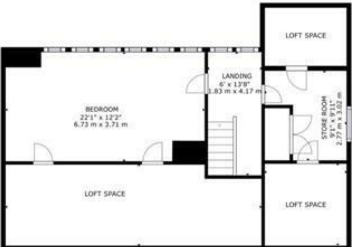
Floor Plan



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 127 sq ft, 11.79 m², FLOOR 2: 1333 sq ft, 123.84 m²
 FLOOR 3: 857 sq ft, 79.66 m², EXCLUDED AREAS:
 GARAGE: 525 sq ft, 48.7 m², BALCONY: 146 sq ft, 13.59 m²
 TOTAL: 2317 sq ft, 215.29 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







EXCITING POTENTIAL - A true rarity on the market is this individual detached home, set within this most generous plot of over a third of an acre (0.37 acre) and having the benefit of a double garage and single garage. The property requires a comprehensive scheme of modernisation but offers exciting potential for renovation or redevelopment (subject to necessary planning consent being obtained) The property is situated within this highly sought after location off Mount Pleasant close to Belper.

The property has the benefit of gas central heating, uPVC double glazing and in brief comprises: entrance hallway, lounge with uPVC porch, kitchen, sitting room with balcony, primary bedroom, bedroom two/library, shower room and separate wc. The first floor landing leads to a most spacious bedroom three, store room and generous eaves storage.

Outside the property is well screened from the road offering excellent privacy and there is a long driveway which leads to a generous parking area with access to the integral double garage and integral single garage. The generous gardens offer a lawned area and mature woodland.

- Individual Detached Home - Requires Modernisation
- Generous Mature Plot of Over 1/3 Acre (0.37 Acre)
- Gas Central Heating & Double Glazing
- Three Bedrooms, Bathroom & Separate WC
- Double Integral Garage, Single Integral Garage & Store
- Premier Residential Location off Mount Pleasant
- Exciting Potential for Extension or Redevelopment (Subject to Planning)
- Entrance Hallway, Porch, Lounge & Sitting Room with Balcony
- First Floor - Spacious Third Bedroom, Store & Generous Eaves Storage
- No Chain Involved







LOCALITY & AMENITIES

The property this highly desirable location off Mount Pleasant, set within walking distance 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 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

Entrance through composite double glazed entrance door to the hallway. Fitted with central heating radiator, telephone point, wall mounted electrical fuse box, access to electric meter, alarm keypad, wall mounted period style two column radiator, staircase leading through to the first floor landing and access off the hallway to the lounge, kitchen, bedroom one, bedroom two, shower room and separate WC.

Kitchen

13'11 x 9'0 (4.24m x 2.74m)

Fitted with a wall mounted gas fire with marble hearth and backplate, inset shelving unit built into the wall, central heating radiators x2, coving to ceiling, uPVC double glazed windows to the side and front elevations and uPVC double glazed French doors opening out into an:

Porch

8'7 x 7'7 (2.62m x 2.31m)

Built of brick base wall construction with uPVC double glazed windows to both side and front elevations and also has a uPVC double glazed doorway giving access through to outside.

Lounge

21'4 x 12'4 (6.50m x 3.76m)

Fitted with a range of matching wall base and drawer units with work surfaces over, ceramic tiled splashbacks, composite sink drainer unit with chrome mixer tap, integrated Neff stainless steel electricity oven and grill, integrated dishwasher, central heating radiator, internal obscure glazed window into the hallway and uPVC double glazed window to the side elevation.

Downstairs WC

Fitted with a low level WC with chrome push button flush, central heating radiator, ceramic tiled walls and uPVC obscure glazed window to the rear elevation.

Shower Room

5'10 x 7'5 (1.78m x 2.26m)

Fitted with double width shower with sliding glazed door, laminate splashback panelling, wall mounted chrome shower unit, pedestal wash hand basin with chrome mixer tap, traditional period style four column radiator, shaver point, ceramic tiling to the walls and uPVC obscure glazed window to the rear elevation.

Primary Bedroom

16'3 x 12'4 (4.95m x 3.76m)

Fitted with built-in wardrobes, central heating radiator and uPVC double glazed windows to both front and side elevations.

Bedroom Two

13'0 x 12'2 (3.96m x 3.71m)

Fitted with built-in wardrobes, built-in shelving unit, central heating radiator and aluminum double glazed sliding patio doors giving access through to a:

Sitting Room

23'4 x 8'9 (7.11m x 2.67m)

Having full height aluminium double glazed window, two sets of aluminium sliding patio doors giving access through to a balcony area. There is also three central heating radiators and aluminium double glazed window to the rear elevation.

Balcony

Paved balcony with wrought iron balustrade and offering superb elevated views towards Belper.

FIRST FLOOR

Stairs leading through to the first floor landing from the entrance hallway.

Landing

13'8 x 6'0 (4.17m x 1.83m)

Fitted with central heating radiator and uPVC double glazed windows to the front elevation.

Bedroom Three

22'1 x 12'2 (6.73m x 3.71m)

Fitted with two central heating radiators, two doors leading through to eaves storage and uPVC double glazed windows to the front elevation.

Store Room

9'11 x 9'1 (3.02m x 2.77m)

Fitted with central heating radiator and uPVC double glazed window to the side elevation. Double opening doors providing access to the airing cupboard with hot water cylinder. There are two doors - one giving access to the wall mounted Worcester Bosch central heating boiler and further door giving access through to loft storage space into eaves.

OUTSIDE

Driveway & Gardens

The property stands on this generous plot of around third of an acre, set back from the road being a long driveway, leading to a single integral garage and double integral garage. The garden offers a lawned area and woodland areas. There is a rear pathway that give access to the rear of the garages and access to the entrance hallway.

Double Integral Garage

22'10 x 15'1 (6.96m x 4.60m)

Double up and over door to the front, has power and light, side window, rear window and rear personal access door.

Single Integral Garage

15'7 x 11'7 (4.75m x 3.53m)

Fitted with up and over door, power and light with open access to the storage area.

Storage Area

11'7 x 11'0 (3.53m x 3.35m)

With lighting and rear personal access door.

Measured by Matterport

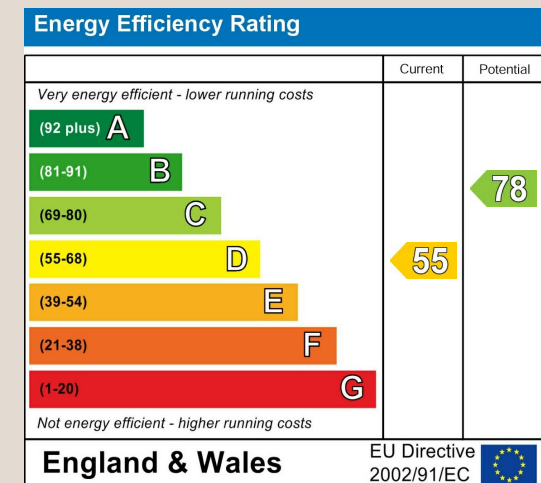
The room measurements, floor areas and floor plans have been created using Matterport. The room measurements and sizes are approximate and the actual sizes may vary.

Council Tax Band - F

Amber Valley Borough Council



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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