



## Chatham Court, Belper, DE56 0DX

**£375,000**

This substantial, extended modern family home is brimming with attractive features. With a hot tub\* and splendid enclosed garden, garage and off-road parking, two large reception rooms, sleek modern kitchen, four bedrooms and three bathrooms, it really is the perfect family home.

Located on a quiet cul-de-sac and conveniently situated close to the town centre and near to countryside walks, this home is in excellent condition.

On the ground floor is a bedroom which is currently used as a gym - with useful en-suite attached. This could easily be a single bedroom or home office. The first floor features a splendid large kitchen and utility room, a bright yet cosy lounge and substantial, extended family room. Three bedrooms and two bathrooms are located on the second floor. The rear garden has a range of distinct areas including the hot tub with purpose-built canopy (\*available by separate negotiation), lawn, patio and barbecue area plus an elevated patio, perfect for lounging and dining.

Belper is an attractive market town which has won the accolade of 'Britain's Best High Street' as recently as 2020. It's a compact town with a thriving retail, restaurant and cafe culture. There are lots of leisure facilities, community groups and countryside walks aplenty in all directions, very close to this home. The market towns of Matlock, Ashbourne and Bakewell are within a short driving distance, as are the attractions of the southern Peak District and Chatsworth House. Belper is within a 20 minute commute of Derby and 40 minutes of Nottingham.



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## Front of the home

This impressive three storey home is of standard brick and tile construction. The tarmac drive has ample space for two, and perhaps three, vehicles. The neatly trimmed laurel bush on the left boundary lies beside the brick-paved path to the front door. Beyond is a taller laurel hedge and brick wall, with timber fence above, which borders the elevated rear garden, which is accessed up twelve steps to the side of the home. This has a brick wall, upon which sits a large outside light. Over the front door is a wide canopy. The front door itself is half-glazed and has a chrome handle and letterbox.

## Entrance Hallway

With oak-effect flooring, this is the perfect place to kick off muddy boots after a hearty local walk, with plenty of space to store footwear and hang coats. The hallway has two radiators and recessed ceiling spotlights, with a door to Bedroom One and stairs up to the first floor landing.

## Bedroom One

12'9" x 10'9" (3.9 x 3.3)

Currently used as a gym and a cinema room, this L-shaped carpeted room could also easily be a single bedroom or home office. Like most rooms in the house, it has skirting boards and ceiling coving. There are two radiators, a west-facing double-glazed window, recessed spotlights and a door to the en-suite shower room (particularly useful with the room currently used as a gym).

## Bedroom One en-suite shower room



The mains-fed shower sits within a cubicle with curved glass sliding doors and floor-to-ceiling tiles. The shower room has contemporary modern ceramic tiles on the floor and the bottom half of the walls are also tiled, with the top half painted. The corner ceramic pedestal sink has a chrome mixer tap and the ceramic WC is equipped with an integrated flush. The room also includes a frosted double-glazed window, ceiling light fitting, extractor fan and chrome vertical heated towel rail.

## Stairs to first floor landing

With a handrail on the left, the carpeted stairs take two turns to the right before reaching the first floor landing. At the second turn is a frosted double-glazed window on the left. The landing has high quality dark oak Karndean flooring. There is a radiator and ceiling light fitting, plus doors (all white-painted timber with brass handles, as they are throughout this home) to the lounge, kitchen and family room.

## Lounge

14'3" x 13'7" (4.35 x 4.15)

The Karndean flooring flows into this splendid west-facing room which is bathed in natural light thanks to the wide bay window and additional window on the right. The stylish decor is complemented by modern sleek shelving and a matching TV stand. The huge deep window sill provides even more storage/display space. There are two ceiling light fittings and two radiators in this sumptuous, relaxing room.

## Kitchen

11'7" x 10'11" (3.55 x 3.35)

This is a splendid, spacious and modern kitchen which has been extended to create a large and useful utility area at the far end. The dark oak-effect Karndean flooring provides a pleasing contrast to the sleek glossy cabinets, which include a good number of low-level pull-out pan drawers, which are so convenient for accessing kitchen equipment and provisions.

Immediately as you enter the kitchen, on the left is a full-height pull-out pantry cupboard and another full-height standard cupboard either side of a stacked sequence of oven, grill and microwave at chest height. Moving round to the right, there is space and plumbing for a dishwasher behind the substantial L-shaped worktop, which provides lots of space for food preparation and small appliances. There are high and low level cabinets and an integrated wine rack. The integrated modern 1.5 sink and drainer has a chrome mixer tap and is situated in front of the west-facing window, which offers a varied view including the tree-filled scene between the houses opposite.

The integrated induction hob has a curved stainless steel extractor fan above. Further along is the large utility space featuring yet more worktop space and low-level cabinets. There is space for a double American-style fridge-freezer, space and plumbing for both a washing machine and tumble dryer and another two full-height cupboards - one of which houses the boiler from Belper-based Vaillant. The half-glazed uPVC door at the end leads directly into the rear garden. The kitchen has a good number of recessed ceiling spotlights, two radiators and - in the extended utility area - a large Velux window in the angled roof.

## Family Room

18'10" x 13'7" (5.75 x 4.15)

Shown on the floorplan as Lounge/Diner, this is a versatile and spacious room that is currently used as an office, dining room and TV room combined. It has previously been a large and impressive games room, so - with the other lounge on this floor - this could easily be a great entertaining space for all the family. Especially as it forms the link between the garden and hot tub at one end and the lounge and kitchen at the other.

Triple bifold doors and a Velux window in the extended part of the room flood light in from the east-facing rear garden end. There are recessed spotlights and wall lights, together with two radiators. The room also includes an impressive decorative metal fireplace with marble hearth and oak surround.

## Stairs to first floor landing

These stairs are wide and spacious and are carpeted, with two turns to the right and a banister and handrail. A frosted double-glazed window on the left brings in natural light and the landing is a great space, with room for seating/storage. There is a radiator, airing cupboard (including a Kingspan 180 litre hot

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water cylinder), doors to the family bathroom and bedrooms 2-4. The loft hatch leads up into the loft, which is partially boarded and has lots (circa 200mm) of additional new insulation.

### Bedroom Two (master)

20'2" x 9'2" (6.15 x 2.8)



This is the largest of the four bedrooms and also has an ensuite shower room. Upon entering the room, you're drawn to the wide bay window with magnificent views over rooftops to the left, where the WC is located. The bay window has a very large, deep sill like the lounge below. There is a substantial ceiling fan-light and radiator in this carpeted bedroom. The double built-in wardrobe means that there's plenty of space for additional bedroom furniture.

### Bedroom Two en-suite

7'6" x 4'9" (2.3 x 1.45)



On the right is a cubicle with sliding glass door, housing the mains-fed shower, with rainforest shower head and separate hand-held attachment. The contemporary ceramic rectangular sink has an unusually-positioned chrome mixer tap in the left corner and a cabinet beneath. The WC has an integrated flush and wide shelf above. The floor has ceramic tiles and the bottom half of the walls features horizontal ceramic tiles, with the top half of the walls being painted. There are recessed ceiling spotlights, a vertical heated towel rail, shaver point, extractor fan and frosted double-glazed window.

### Family Bathroom

8'2" x 5'8" (2.5 x 1.75)



The main family bathroom has a modern rectangular bath, which widens at the shower end. Around this end of the bath is a glass screen - the bath has chrome mixer taps and the shower is mains-fed. Ceramic tiles adorn the floor and from floor-to-ceiling on the walls. The rectangular ceramic sink has a chrome mixer tap, a wide cabinet beneath and shelving to the left, where the WC is located. There are two frosted double-glazed windows, making this a brighter than usual bathroom, plus recessed ceiling spotlights. A vertical heated towel rail and Xpelair extractor fan complete this modern, spacious bathroom.

### Bedroom Three

10'5" x 9'10" (3.2 x 3)



Currently used as a dual-purpose guest room and home office, this room still feels nice and spacious. It can easily be a double bedroom or a child's bedroom with a similar set up. The room has two east-facing windows, a radiator, ceiling light fitting and is carpeted.



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## Bedroom Four

10'11" x 10'2" (3.35 x 3.12)



This comfortable double bedroom has two east-facing windows looking out over the rear garden. It is carpeted and has a radiator and ceiling light fitting.

## Rear Garden



One of the major feel-good factors of this home is the magnificent hot tub with purpose-built aluminium canopy. It is available by separate negotiation and on the warm summer's evening that we were here, it just feels right! The garden is really lovely - a secluded yet elevated sanctuary in which the two separate areas of lighting create a soothing ambience heading into dusk and nightfall.

Over in the top-right corner, the elevated patio has a timber gazebo over and is the perfect place to gather and eat, or just enjoy a post hot-tub cool drink. To the right is an extended seating area, perfect for placing sun loungers. Neat planted borders form gentle low-level boundaries to the right and left and do include an apple tree and flourishing Japanese aralia tree. Nestled neatly within all of this is the well-maintained lawn. It really is a perfect family garden!

Directly outside the kitchen-utility is a patio area which is perfect for placing a barbecue. There is also a useful outside tap.

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 Approximate Gross Internal Area  
 156 Sq M / 1679 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(82 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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