



## 41 Derby Road, Belper, Derbyshire, DE56 1UU

**£299,000**



Offered with vacant possession/ no chain. The beautifully presented character property has been fully renovated to provide elegant period four bedroom accommodation with modern open plan living dining kitchen. There is a sunny rear landscaped garden. Viewing is strongly recommended.



# 41 Derby Road, Belper, Derbyshire, DE56 1UU

£299,000



The welcoming accommodation comprises entrance hallway with original Minton tiled flooring and elegant staircase, spacious sitting room with bay window, impressive living dining kitchen well equipped with quality units, central island and French doors opening onto the garden. To the first floor is a spacious gallery landing with four bedrooms (principal with luxury ensuite) and family bathroom.

Benefitting from UPVC double glazed windows and doors, gas central heating fired by an economical Ideal combi boiler and new electrical installation. The property has been damp proofed, well insulated and beautifully decorated throughout.

To the front of the property there is a walled fore garden with original palisade canopy and gate to the side provides access to the rear. The enclosed rear garden has been landscaped with a flagstone patio, lawned garden and boundary fencing.

Situated conveniently close to Belper town centre with its busy railway station, excellent schools, shops, bars, restaurants and leisure facilities. There are Riverside walks close by and having easy access to Derby and Nottingham via major road links, ie: A38, M1 and A6, which provides the gateway to the stunning Peak District.

## ACCOMMODATION

An open porch leads to the newly fitted, half glazed composite entrance door.

## ENTRANCE HALLWAY

Having original Minton tiled flooring, plaster arch, cornice and coving. There is a radiator and panelled stairs climb up to first floor.

## SITTING ROOM

13 x 15'8 (max measure into bay) (3.96m x 4.78m (max measure into bay))

A naturally light room with a generous UPVC double glazed bay window to front, deep skirting, original coving, ceiling rose, recessed fireplace, radiator and a built-in cupboard houses the newly installed electrical installation.

## IMPRESSIVE LIVING DINING KITCHEN

12'10 x 30'1 overall (3.91m x 9.17m overall)

An open plan family space.

## DINING AREA

11'9 x 12'10 (3.58m x 3.91m)

Having polished wooden flooring, a radiator, deep skirting inset mood spot lighting, built in cupboard houses the gas meter and UPVC double glazed French doors open onto the patio.

## KITCHEN AREA

17'9 x 9'7 (5.41m x 2.92m)

Beautifully appointed with a range of sage base cupboards, drawers and eye level units with copper fittings and solid wood block work surfaces incorporating a stainless steel sink drainer with mixer tap and splash back tiling. Integrated appliances include an induction hob with extractor hood, double electric oven and grill, dishwasher, plumbing for a washing machine and space for a fridge freezer. There is inset spotlighting, USB sockets, under plinth lighting, radiator, UPVC double glazed window to the side, matching central island unit with wood block top provides a breakfast bar with cupboards beneath. UPVC double glazed French doors open onto the garden and a wall mounted Ideal boiler serves the domestic hot water and central heating system.



## GALLERY LANDING

The spacious landing has original plaster coving, radiator and access to the roof void

## BEDROOM ONE

11'11 x 13'11 (3.63m x 4.24m)

a well proportioned room with UPVC double glazed window to the rear elevation and radiator.

## ENSUITE

Newly appointed with a three piece suite comprising double walk-in shower enclosure with thermostatic drench shower, pedestal wash hand basin and low flush WC. There is a complementary half tiling, matching floor tiles, heated towel radiator, inset spotlights and extractor fan.

## BEDROOM TWO

12'7 x 12'11 reducing to (3.84m x 3.94m reducing to )

Having twin UPVC double glazed windows to the front elevation enjoying views over Belper, deep skirting boards and radiator.

## BEDROOM THREE

8'6 x 9'7 (2.59m x 2.92m)

There is a UPVC double glazed window to the front elevation and radiator.

## BEDROOM FOUR

9'6 x 7'3 (2.90m x 2.21m)

There is a radiator and UPVC double glazed window to the rear elevation.

## BATHROOM

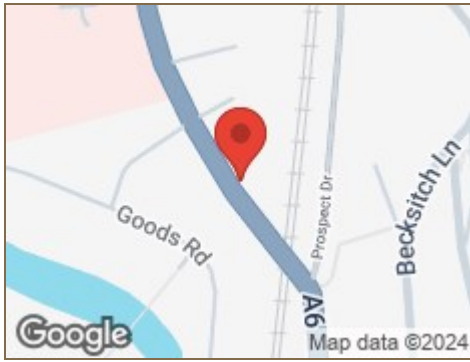
Newly appointed with a three piece suite comprising 'P' shaped panelled bath with thermostatic shower and glazed screen, pedestal wash hand basin and low flush WC, inset spotlights, heated towel radiator, UPVC double glazed window and patterned tiled flooring.

## OUTSIDE

To the front of the property is a paved fore garden with an attractive original palisade canopy and outside lighting. There is access to the rear through a secure wooden gate to the entry opening into the rear garden. The fully enclosed garden has been landscaped with a generous flagstone patio, steps onto a lawned garden with wooden boundary fencing.



## Road Map



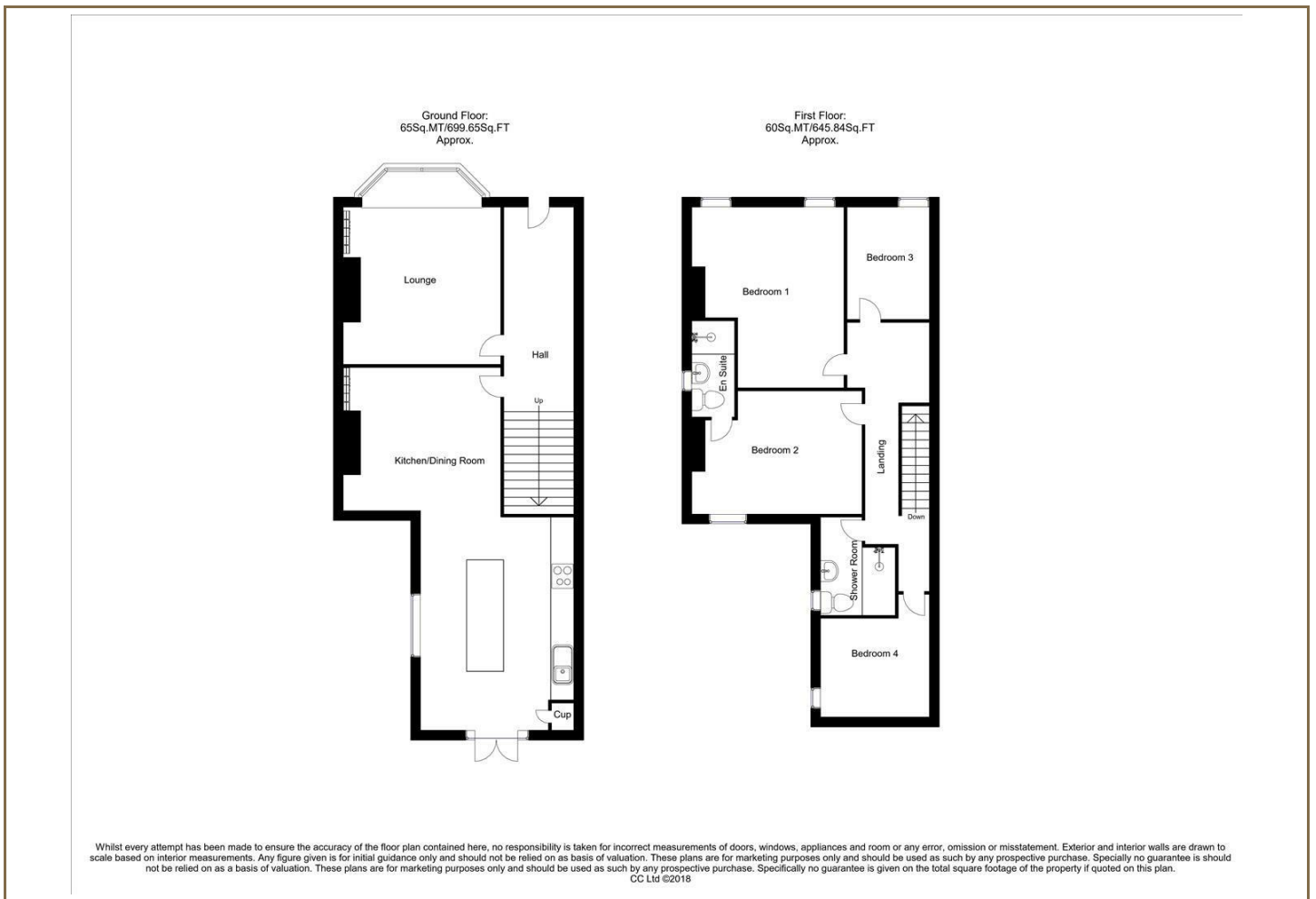
## Hybrid Map



## Terrain Map



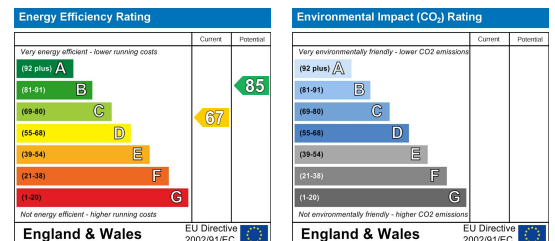
## Floor Plan



## Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

[boxallbrownandjones.co.uk](http://boxallbrownandjones.co.uk)

Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
sales@boxallbrownandjones.co.uk

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
belper@boxallbrownandjones.co.uk