



## Jansgard Queens Drive, Belper, Derbyshire, DE56 2TJ

**£599,000**



An individually designed and built 1960's split level bungalow residence, offering versatile open plan living with four bedrooms, generous driveway, double garage and mature gardens enjoying a southerly aspect and stunning open views. The plot offers enormous potential to extend or develop. Viewing is highly recommended.



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The award winning architectural design was built by Bowmer & Kirkland. Occupying a generous plot, which offers enormous potential to extend or develop (subject to local authority planning permission). The mature gardens enjoy a south westerly aspect with far reaching open views over Belpers' countryside.

Having a glazed entrance porch, reception hallway, dining area, fitted kitchen, separate utility room, boiler room and gardeners WC. The impressive sitting room has full width windows enjoying the views. An inner hallway provides access to the four good sized bedrooms and bathroom

Benefitting from majority UPVC double glazed windows and doors, gas central heating and security alarm system.

Jansgard has a private driveway providing ample off road parking and leads to a double garage. The split level paved front garden has mature shrubs and flowering plants with vehicle access to the generous rear, which is laid to lawn with a paved patio area, perfect for alfresco dining and enjoying the sunny views. Subject to planning permission, there is enormous potential to extend or develop.

Situated in a sought after area of Belper on the exclusive Queens Drive, the property is within easy reach of the town centre with its busy railway station, excellent schools, shops, bars, restaurants and leisure facilities. Renowned for its historic Mills, character and charm, Belper is within easy reach of Derby and Nottingham via major road links ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

## **ACCOMMODATION**

A UPVC double glazed door opens into :

### **SIDE ENTRANCE LOBBY**

Open into :

### **FITTED KITCHEN**

15'5 x 9'5 (4.70m x 2.87m )

Fitted with a range of base cupboards, drawers and eye level units with stainless steel sink drainer and

splash back tiling. There is a gas cooker point, plumbing for a washing machine, radiator, telephone point, chequer tiled floor and dual aspect UPVC double glazed windows to the front and side.

### **UTILITY ROOM**

Fitted with matching base and larder cupboards with stainless steel sink drainer, chequer flooring, UPVC double glazed window to the side and a glazed door allows access.

### **ENTRANCE PORCH**

Having Terrazzo tiled flooring and glazed entrance door opens into :

### **RECEPTION HALLWAY**

9'x9'6 (2.74mx2.90m)

An open plan space with wall lighting, telephone point, radiator and a built-in cloaks cupboard. Steps with decorative wrought iron balustrade and in built planters lead to the lower level.

### **GUEST WC**

Appointed with a low flush WC, and wall mounted wash hand basin.

### **DINING AREA**

10 x 9'6 (3.05m x 2.90m )

There is UPVC double glazed window to the side, wall lighting, radiator, and sliding glass hatch from the kitchen.

### **SITTING AREA**

18'7 x 13'6 (5.66m x 4.11m )

To the rear of the property on a lower level, A naturally light and spacious room with picture windows running the full width of the property, which flood the room with natural light and provide views. There is a central chimney breast with inset gas fire, radiator, TV aerial point and a glazed door opens onto the garden.

### **INNER HALLWAY**

With wall lighting.

## **BEDROOM ONE**

15'3 x 10'5 (4.65m x 3.18m )

There are dual aspect UPVC double glazed windows to the side and rear enjoying countryside views, two radiators, telephone point, and a built-in wardrobe provides hanging and shelving.

## **BEDROOM TWO**

15'3 x 10'5 (4.65m x 3.18m )

There is a built-in wardrobe, window to the front and radiator.

## **BEDROOM THREE**

11'5 x 7'11 (3.48m x 2.41m)

Having a UPVC double glazed window to the rear enjoying views, radiator and a range of built-in wardrobes.

## **BEDROOM FOUR**

11'5 x 7'11 (3.48m x 2.41m )

Having a range of built-in, wardrobes, UPVC double glazed window to the rear enjoys views and a radiator.

## **BATHROOM**

Appointed with a four piece suite comprising panelled bath with mixer shower taps, pedestal wash hand basin, bidet and low flush WC. There is complementary full tiling, a built-in airing cupboard housing the copper hot water cylinder, radiator, high level window, extractor fan and electric heated towel radiator.

## **OUTSIDE**

The property is accessed via a long tarmac drive, which allows ample car parking, turning space, and leads to a double garage. There are mature flower beds to the borders, outside lighting, gardeners WC and access to the generous rear garden.

## **GARAGE**

18'1 x 18'8 (5.51m x 5.69m )

There is an electrical roller shutter door, light, power and personal door to the rear.

## **GARDEN**

The mature gardens are mainly laid to lawn with established trees, shrubs and flowering plants to the boundary. A sunny patio area enjoys stunning far reaching views and enjoys a high degree of privacy.



