



Westbourne, 80 Mount Pleasant Drive, Belper, DE56 2TH

Offers Over £600,000



Situated in an enviable location in the popular area of Mount Pleasant, close to Belper town centre. The welcoming traditional family home offers extended three bedroom accommodation with impressive gardens, double garage/ workshop with studio above and generous car parking for several vehicles. The elevated position enjoys a southerly aspect with stunning views. Viewing is recommended.



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The 1940's character home offers extended accommodation comprising entrance lobby/boot room with guest WC and utility facility, a well equipped dining kitchen with pantry, dining room with French doors opening onto a sunny patio and an impressive sitting room with period fireplace having a multi-fuel stove and a bay window to the front enjoying the open far reaching views. To the first floor there are three good sized bedrooms and family bathroom with a four piece suite

Benefitting from UPVC double glazed windows and doors, gas central heating fired by a combi boiler and security alarm system.

To the front of the property is a mature garden with meandering path leading the property. A lawn has well stocked flower beds with trees, shrubs and flowering plants, with steps to a paved seating area, enjoying a southerly aspect, perfect for enjoying the views. A path to the side of the property provides access to the rear, having a second established garden. To the rear of the property there is a driveway providing vehicle access to an impressive double garage with studio over, large carport and ample car parking for several vehicles.

The property is situated with in walking distance of Belper. A bustling market town, steeped in history, renowned for its historic

mills, character and charm. Having a busy railway station, excellent schools, shopping, bars, restaurants and leisure facilities. Having easy access to major road links ie A38, M1 to Derby and Nottingham, whilst the A6, provides the gateway to the stunning Peak District.

ACCOMMODATION

The property is accessed from the side through a glazed entrance door.

ENTRANCE LOBBY

129 x 9'8 (39.32m x 2.95m)

Having wood effect flooring, radiator and a range of light oak effect base cupboards, drawers and eye level units with rolled top work surface over incorporating an inset stainless steel circular sink with mixer tap and chequered splash back tiling. There is plumbing for an automatic washing machine and space for a tumble dryer and a UPVC double glazed window to the rear overlooks the garden. Having access to the roof void with light and a wall mounted Ideal combi boiler fitted with Nest controller serves the domestic hot water and central heating system.

GUEST WC

Appointed with a low flush WC, vanity wash hand basin, radiator, UPVC double glazed window, cloaks storage and matching chequered tiles.

DINING KITCHEN

17'8 x 10' (5.38m x 3.05m)

An original arched door opens into a generous dining kitchen area. Having solid oak flooring, inset spotlights and a useful understairs pantry with light, power and cold shelving. A bespoke range of light oak effect base cupboards, drawers, glazed display cabinet with spice drawers, corner shelving and eye level units has marble effect work surface over incorporating a one and a half bowl acrylic sink drainer with mixer taps and splash back tiling. Integrated appliances includes a Classic dual fuel range cooker with gas hob, electric ovens and extractor hood. There is space for a fridge, plumbing for a dish washer, under plinth lighting, radiator and a UPVC double glazed window to the rear overlooks the garden.

INNER HALLWAY

Having a feature arched UPVC window, radiator, oak flooring and stairs climb off to the first floor.

DINING ROOM

13' x 9'11 (3.96m x 3.02m)

A naturally light room with UPVC double glazed French doors flooding the room with natural light, enjoying open countryside views and providing access to the sunny patio, perfect for alfresco dining. There is a radiator, wood effect flooring, original picture rail, BT point, TV aerial and satellite connection.

SITTING ROOM

12 x 16'9 into bay (3.66m x 5.11m into bay)

An elegant room having dual aspect traditional double glazed bay window to the front enjoying far reaching views and UPVC double glazed side window with feature leaded lights. A period cast iron fire surround with quarry tiled hearth and insert houses a multi-fuel stove. There is an original picture rail, radiator, TV aerial point and satellite connection.

ON THE FIRST FLOOR



LANDING

Having a UPVC double glazed window to the rear elevation and access is provided to the well insulated roof void via a loft ladder, having light and power.

BEDROOM ONE

13' x 12' (3.96m x 3.66m)

Fitted with a range of built-in wardrobes with drawers and bed side cabinets providing excellent storage. There is an original picture rail, radiator, TV aerial point and UPVC double glazed window to the front elevation enjoying stunning far reaching views over the Chevin.

BEDROOM TWO

10'11 x 9'11 (3.33m x 3.02m)

There is radiator, original picture rail and UPVC double glazed window enjoys far reaching views over Belpers' countryside.

BEDROOM THREE

8'11 x 8'9 (2.72m x 2.67m)

Having a radiator, original plate rack and UPVC double glazed window to the side elevation.

FAMILY BATHROOM

9'10 x 8'10 (3.00m x 2.69m)

Appointed with a four piece suite comprising a double shower enclosure with thermostatic drench shower with power hose, a panelled bath, vanity wash hand basin and low flush WC. There is complementary full tiling with border tile, extractor fan, radiator and heated towel radiator.

OUTSIDE

To the front of the property is a generous mature garden with established trees and shrubs and flowering plants. A path from Mount Pleasant meanders through the garden to a lawned area and a garden path provides access to the side, rear and elevated paved seating area to the front.

DRIVE

There is vehicle access to the rear of the property via a shared driveway to the right, off Shireoaks. The driveway provides access to a generous hard standing and car parking area with wooden car port providing car



parking for two vehicles, water supply and an impressive double garage/work shop with studio above.

GARAGE

26'2 x 19'3 (7.98m x 5.87m)

A generous space, perfect for home working or large hobby. Having an electronic up and over door, light, power, alarm system and stairs climb to the first floor studio.

STUDIO

26'2 x 9'10 (7.98m x 3.00m)

There are Velux skylight windows, inset spot lights, several power points, insulated roof space with access into further eaves storage.

GARDEN

The established rear garden is mainly laid to lawn with a vegetable plot, flower beds and steps climb to a generous decked seating area, perfect for entertaining.



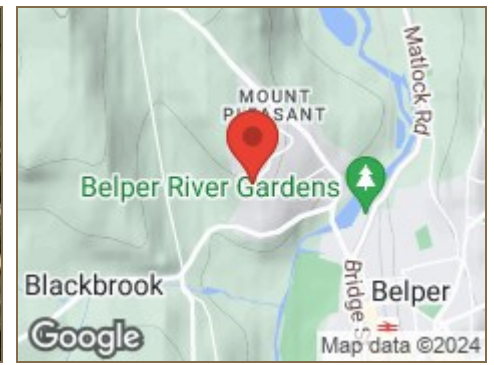
Road Map



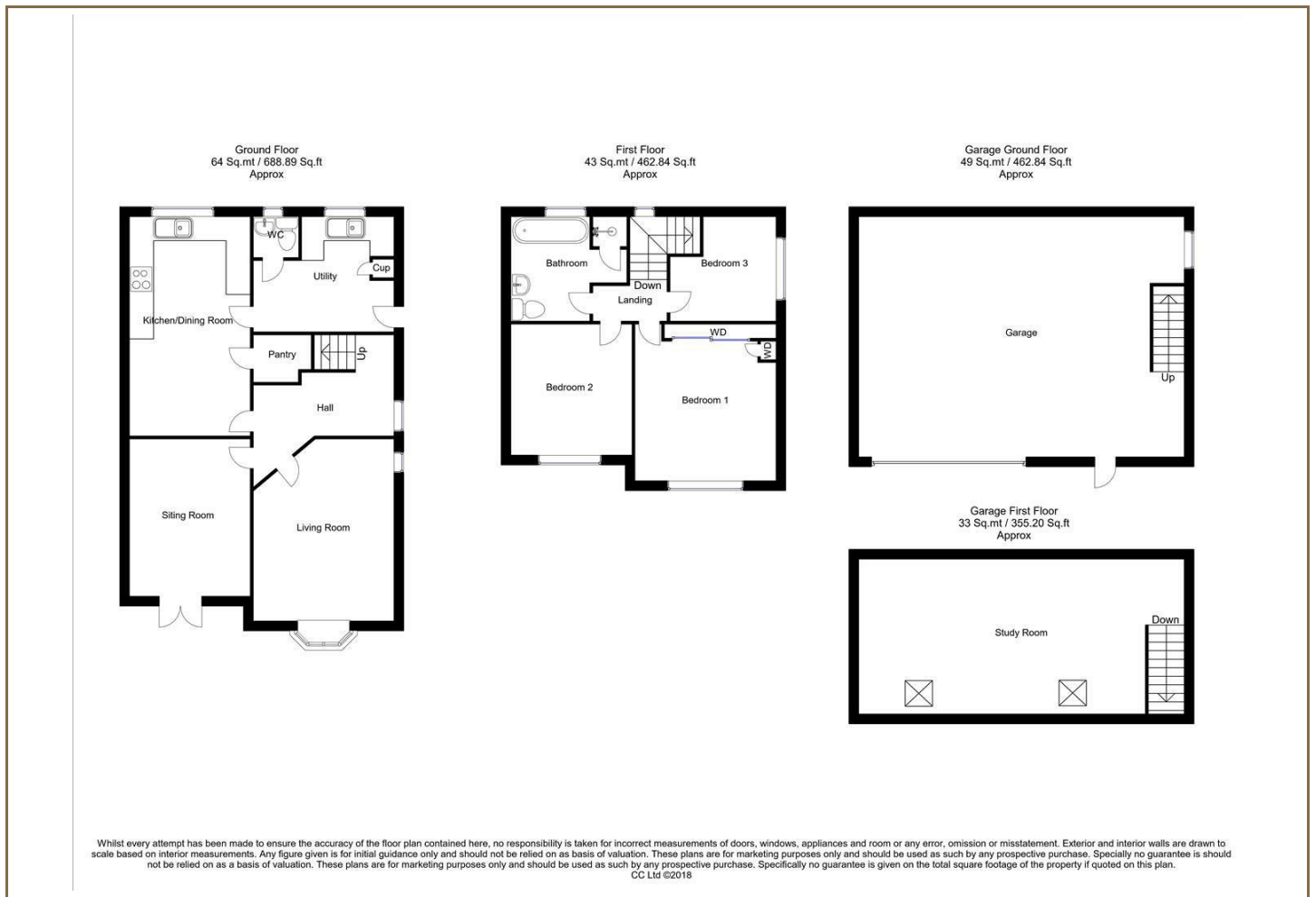
Hybrid Map



Terrain Map



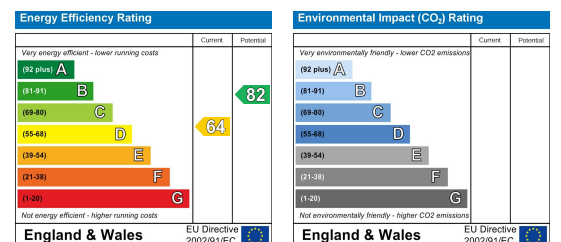
Floor Plan



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



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