



## 61 Spencer Road, Belper, DE56 1JW

**£295,000**



Offered with vacant possession/ no chain. The traditional three bedroom semi detached family home offers beautifully presented accommodation with original character features. Situated conveniently close to Belper with off road parking and well stocked garden. Viewing is highly recommended.



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The welcoming accommodation comprises an entrance porch, reception hallway with original Minton tiled flooring and period staircase, sitting room with feature open fireplace, dining room having French doors opening onto the garden, newly fitted kitchen with integrated appliances and pantry. To the first floor there are three good sized bedrooms bathroom and separate WC.

Benefitting from gas central heating and UPVC double glazed windows with character doors

To the front of the property is a walled fore garden with gravelled beds and a block paved driveway providing off road parking. A gate to the side provides access to the well stocked rear garden, laid lawn with raised beds in the vegetable garden and a sunny patio area, perfect for alfresco dining and entertaining.

Situated within walking distance of Belper, with its busy railway station, excellent schools, shopping, bars, restaurants and leisure facilities. 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

UPVC double doors allow access.

## ENTRANCE PORCH

Having a ceramic tiled floor, light and a half glazed wooden entrance door opens into :

## RECEPTION HALLWAY

A welcoming space with an original Minton tiled floor, dado rail and panelled staircase climbs to the first floor. A UPVC double glazed window and an understairs pantry with original quarry tiled floor, light, power, UPVC double glazed window and shelving, provides excellent storage.

## SITTING ROOM

12'7 x 11' into bay (3.84m x 3.35m into bay)

Having an original wooden Adams style open fire place, picture rail, stripped panelled door, radiator, wood effect flooring and UPVC double glazed bay window to the front floods the room with natural light.

## DINING ROOM

14'5 x 11'6 (4.39m x 3.51m )

A generous room with sliding patio doors opening onto the garden, There is an in-built crockery cupboard with shelving, original pine panelled door, decorative coving, picture rail, wood effect flooring, radiator, TV aerial point and a mahogany effect Adams style fire surround with marble tiled hearth housing a gas fire.

## NEWLY FITTED KITCHEN

11'4 x 8'5 (3.45m x 2.57m )

Appointed with a range of grey shaker style base cupboards, drawers and eye level units with wood block effect work surface over incorporating a stainless steel sink drainer with mixer taps and splash back tiling. Integrated appliances include an electric oven, Neff induction hob, extractor hood, dishwasher and space for a fridge freezer. There is ceramic tiled flooring, inset spot lighting, radiator, UPVC double glazed window to the side and a composite entrance door with inset glazing and arched fan light, provides access to the garden.

## TO THE FIRST FLOOR

## LANDING

There is a decorative dado rail and access to the roof void.

## BEDROOM ONE

13'4 x 10'11 (4.06m x 3.33m)

A UPVC double glazed window to the front elevation, radiator, original picture rail and cast iron fire place.

## BEDROOM TWO

11'3 x 11'7 (3.43m x 3.53m)

Having an original cast iron fireplace, picture rail, panelled door, TV aerial point, radiator and a UPVC double glazed window to the rear elevation.

## BEDROOM THREE

8'4 x 7'5 (2.54m x 2.26m )

There is a radiator, picture rail, panelled door and a UPVC double glazed window to the rear elevation.

## BATHROOM

Appointed with a panelled bath with glazed screen and thermostatic shower and vanity wash hand basin with storage beneath, complementary full tiling, wall cabinet, heated towel radiator, UPVC double glazed window to the front and a built-in cupboard provides storage and houses the Glowworm combi boiler (serving the domestic hot water and central heating system).

## SPEARATE WC

There is patterned vinyl flooring, complementary half tiling, UPVC double glazed window and original panelled door.

## OUTSIDE

To the front of the property a block paved driveway provides off road parking. The fore garden has a drystone boundary wall and gravelled beds. A secure wooden gate to the side provides access to the rear.

## GARDEN

The mature garden is laid to lawn with mature trees, shrubs and flowering plants, a pergola provides a shaded seating space, there is generous wooden garden shed, vegetable garden with productive raised beds and a sunny paved patio area, perfect for entertaining.



## Road Map



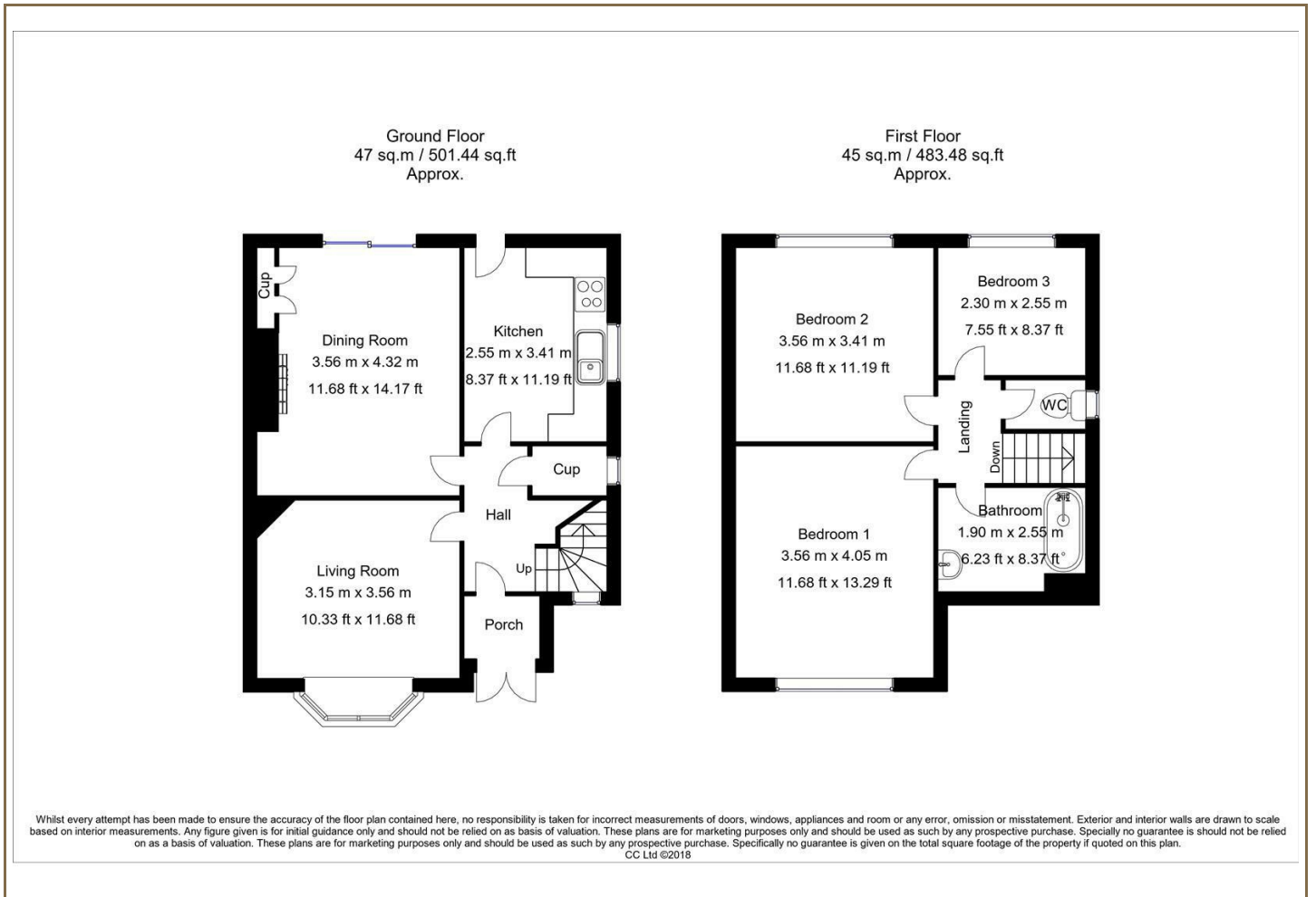
## Hybrid Map



## Terrain Map



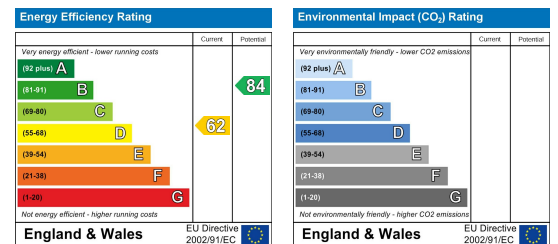
## Floor Plan



## 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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