



57 Mount Pleasant Drive, Belper, Derbyshire, DE56 2TQ

£400,000



An immaculately presented traditional family home offering extended three bedroom accommodation with contemporary open plan living. Situated in the sought after Mount Pleasant Drive, close to Belper and its excellent amenities. Having ample off road parking, garage and landscaped south facing garden enjoying views over the town and its countryside. Viewing is highly recommended.



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The beautifully presented family home offers impressive accommodation comprising entrance hallway, sitting room with log burning stove and a spacious open living dining kitchen, comprehensively appointed with quality units, integrated appliances, bi-fold doors and separate utility room. There is a guest WC, two double bedrooms and family bathroom to the first floor and the principal bedroom to the second floor with luxury ensuite and home office/ dressing area.

Benefitting from UPVC double glazed windows and doors and gas central heating.

Externally there is a driveway to the front providing ample off road parking and leading to a garage. The landscaped rear garden enjoys an elevated position enjoying views over Belper and its countryside. Having a sunny paved seating area, with lawn and steps lead to the original rockery garden from the Strutt family home Bridge Hill House.

Belper is a popular busy market town with a railway station, variety of shops, restaurants and gastro pubs and within easy access of major road links such as the A6, A38 and M1 ideal for commuters to both Derby and Nottingham. Belper enjoys World Heritage Status for the Derwent Valley Mills and provides a gateway to the beautiful Peak District.

ACCOMMODATION

A wooden half glazed entrance door with arched windows allows access.

RECEPTION HALLWAY

Having ceramic tiled floor, radiator, telephone point, useful under stairs storage cupboard and stairs climb to the first floor. Solid oak doors open into :

GUEST WC

Fitted with a low flush WC, wall mounted wash hand basin with Travertine tiled splash back, ceramic tiled floor, UPVC double glazed window, radiator, extractor fan, an in-built cupboard houses the gas and electric meters and a recessed built-in cupboard has the Glowworm combi boiler (serving the domestic hot water and central heating system).

SITTING ROOM

12'6 x 14'10 into bay (3.81m x 4.52m into bay)

An elegant room with a UPVC double glazed box bay window to the front fitted with blinds, recessed fire place with slate hearth and oak mantel shelf has a log burning stove, TV aerial point, radiator, Amtico oak effect flooring, wall lighting, coving and multi-media speakers.

LIVING DINING KITCHEN

21'9 x 19'6 overall measurements (6.63m x 5.94m overall measurements)

An open plan space.

KITCHEN

13'7 x 10'9 (4.14m x 3.28m)

Comprehensively appointed with a range of solid oak base cupboards, larder, drawers and eye level units with granite work surface and upstand. A coordinating central island has an inset stainless steel sink drainer with mixer tap. Integrated appliances include a range cooker with 1 1/2 electric ovens, grill and gas hob, glass splash back and extractor hood, dishwasher and housing for an American style fridge freezer. Having under plinth lighting.

DINING AREA

11'1 x 8'4 (3.38m x 2.54m)

There is inset spot lighting, ceramic tiled flooring and radiator.

LOUNGE AREA

12'7 x 10'11 (3.84m x 3.33m)

Having matching flooring, inset spot lighting, radiator, TV aerial point, Bi-fold aluminium glazed doors open onto the garden and two Velux skylights fill the room with natural light.

UTILITY ROOM

7'1 x 5'5 (2.16m x 1.65m)

Fitted with a matching oak base cupboard and wall units with laminate work surface and upstand over incorporating a stainless steel sink drainer with mixer taps, plumbing for an automatic washing machine, space for tumble dryer, ceramic tiled floor, extractor fan, radiator, double glazed window to the rear and a glazed entrance door allows access to the garden.

ON THE FIRST FLOOR

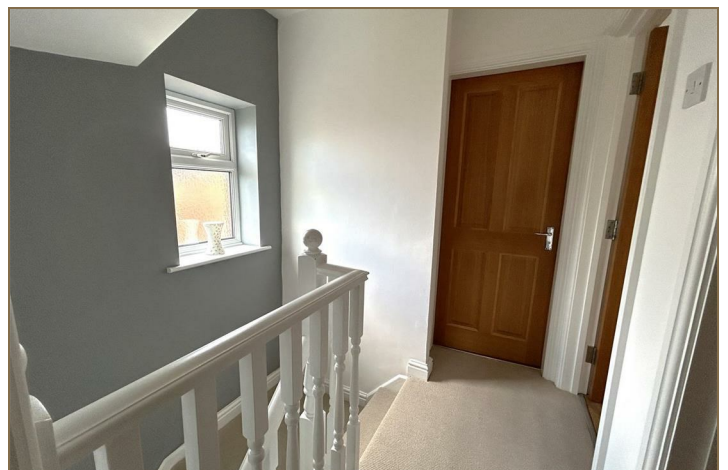
LANDING

UPVC double glazed window to the side elevation, built-in storage, and an area providing a home office space with radiator and UPVC double glazed window to the front elevation. Stairs climb to the principal bedroom suite.

BEDROOM TWO

13'1 x 11'2 (3.99m x 3.40m)

There is a feature cast iron fireplace, in-built dressing table with make-up lighting, oak



effect flooring, radiator, TV aerial point and a UPVC double glazed window to the front elevation fitted with bespoke blinds.

BEDROOM THREE

12'7 x 10'8 (3.84m x 3.25m)

Having a built-in wardrobe with hanging and shelving, oak effect flooring, radiator, TV aerial point and a UPVC double glazed window to the rear elevation enjoys stunning far reaching views.

BATHROOM

7'9 x 6'5 (2.36m x 1.96m)

Appointed with a three piece suite comprising panelled bath with electric shower and glazed screen, pedestal wash hand basin and low flush WC, complementary half tiling, radiator, shaver point, extractor fan, inset spot lighting and a UPVC double glazed window to the rear elevation.

ON THE SECOND FLOOR

PRINCIPAL BEDROOM ONE

18'1 x 14'5 (5.51m x 4.39m)

A generous space with a UPVC double glazed dormer style window to the rear elevation enjoying stunning views over Belper, TV aerial point, radiator, two Velux skylight windows and in-built eaves storage.

ENSUITE

Beautifully appointed with a double walk-in shower with rainfall shower, low flush WC and vanity wash hand basin, complementary half tiling, heated towel radiator having an electric connection as well as working from the boiler, inset spot lighting, extractor fan, ceramic tiled flooring and a UPVC double glazed window to the rear elevation.

OUTSIDE

To the front of the property a generous block paved driveway sits behind a wall, providing ample off road parking and access to the garage.



GARAGE

22'10 x 10'2 (6.96m x 3.10m)

Having an up and over door, light, power, over head storage, window and a personal door opening onto the garden.

REAR GARDEN

Beautifully landscaped with an elevated black limestone patio area and path leading to a wooden garden, lawned garden enjoys a southerly aspect and beautiful views over the town, with outside lighting and power points. Steps with post and wire balustrade lead to the lower level. There is a decked seating area and the lower garden has the remains of the impressive grit stone rockery existing from the Strutt family gardens with a paved seating area and storage area.



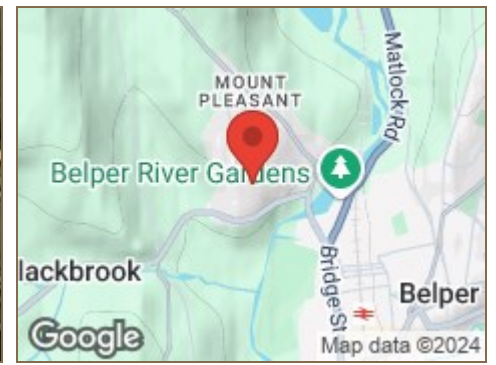
Road Map



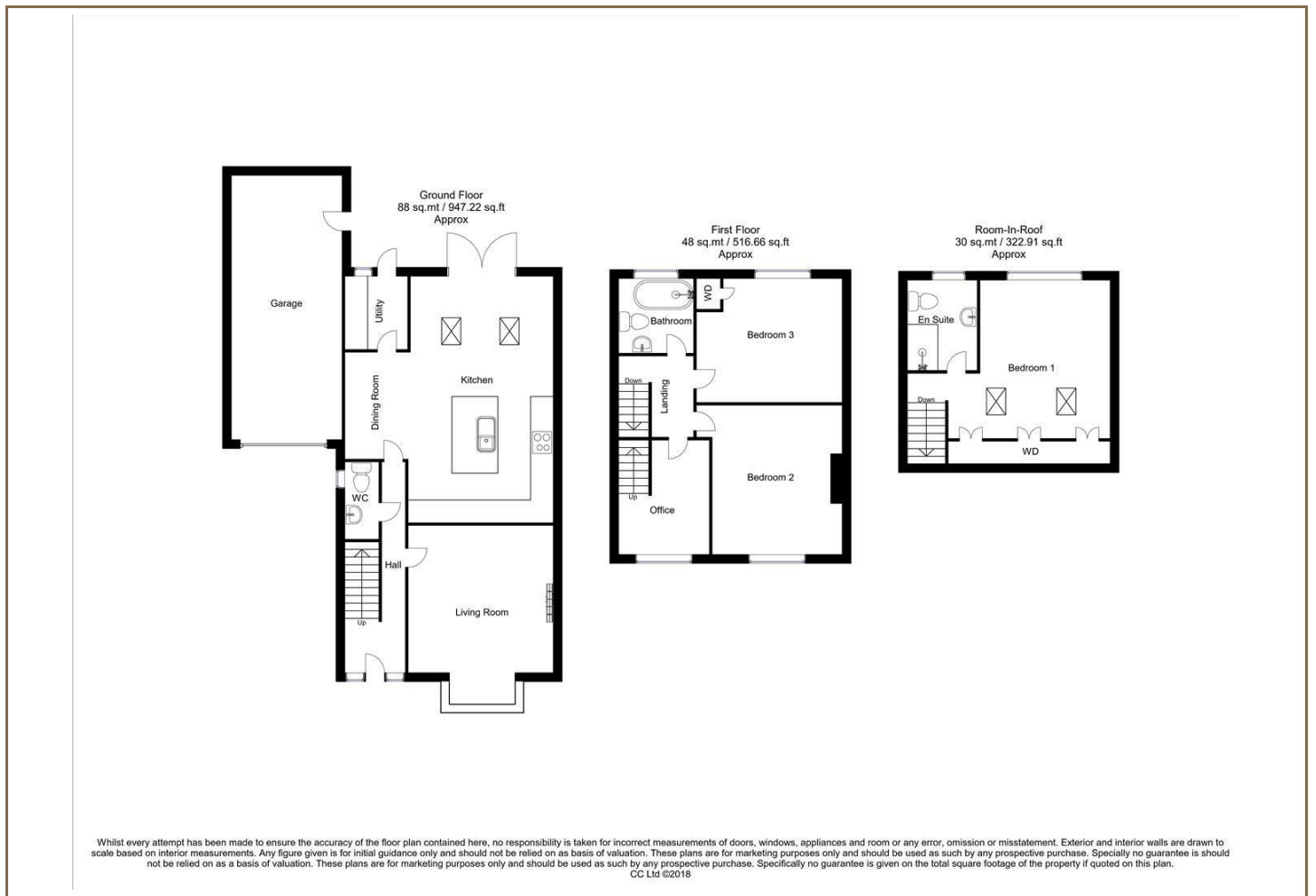
Hybrid Map



Terrain Map



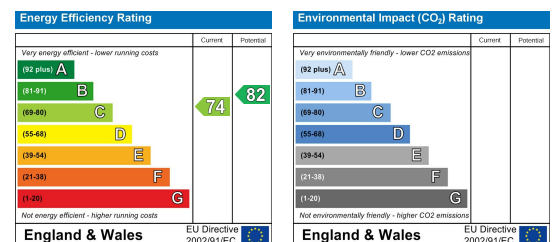
Floor Plan



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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