



## 33 Openwood Road, Belper, DE56 0SG

**£565,000**



An immaculately presented traditional family home offering extended four bedroomed accommodation. Having period features and impressive living dining kitchen with a sunny garden, generous car parking and open countryside views to the front. Viewing is strongly recommended.





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The welcoming accommodation comprises an open entrance porch, hall, sitting room with a multifuel stove, family room and an impressive living dining kitchen, well equipped with integrated appliances, central island and bi-fold doors opening onto the garden. There is a separate utility room and ground floor shower room. To the first floor there are four well proportioned bedrooms and a family bathroom with the benefit of underfloor heating.

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

To the front of the property a generous driveway provides car parking for three / four vehicles and an open oak framed porch with Minton tiles. The generous rear garden is laid to lawn with a block paved patio, perfect for alfresco dining and entertaining, lawned garden with mature fruit trees and a productive vegetable plot with raised beds and large garden store.

Situated to the outskirts of Belper, close to countryside with many walks and open views. Having easy access to major road links, i.e. A38, M1 and A6 to Derby, Nottingham and Belper town centre with its busy railway station, excellent shopping, schools, bars, restaurants and leisure facilities. Renowned for its historic mills

character and charm Belper forms part of the World heritage corridor running along the Derwent Valley, which provides the gateway to the stunning Peak District.

## ACCOMMODATION

### OPEN PORCH

A timber framed open porch with Minton tiled flooring and light has a composite entrance door providing access into :

### HALLWAY

There is oak effect flooring and stairs climb off to the first floor.

### FAMILY ROOM

12'11 x 12'1 (3.94m x 3.68m )

A versatile room with a cast iron open fire surround with polished granite hearth, coving to the ceiling, column radiator, TV aerial point, wall lights, and twin UPVC double glazed windows to the front with inset stone mullion and fitted with plantation shutters. An internal oak door opens into the impressive living dining kitchen.

### SITTING ROOM

12'11 x 12'1 (3.94m x 3.68m )

A naturally light room with twin UPVC double glazed sash style windows fitted with plantation shutters and having an inset stone mullion to the front. There is a column radiator, in-built cupboards with recessed book shelving above with inset lighting, coving, solid oak flooring, TV aerial point and

a useful understairs cupboard with light provides excellent storage. A solid oak door opens into :

## **IMPRESSIVE LIVING DINING KITCHEN**

15'7 x 27'1 overall measurements (4.75m x 8.26m overall measurements)

### **KITCHEN AREA**

15'7x 9'11 (4.75mx 3.02m)

Comprehensively appointed with a quality range of cream shaker style base cupboards, drawers, eye level cabinets and central island unit having black granite work surface over incorporating an inset one and a half bowl stainless steel sink drainer with mixer taps. Integrated appliances include a Bosch electric double oven and grill, five ring gas hob, extractor hood, dishwasher, two fridges and a freezer. There is limestone effect Karndean flooring, under plinth lighting, inset spot lights, breakfast bar and two column radiators. Open into the living dining area.

## **LOUNGE DINER**

13'8 x 16'5 (4.17m x 5.00m)

Having matching Karndean flooring, ceiling pendant light, recessed spot lighting, two Velux skylight windows, which flood the room with natural light and Bi-fold doors open onto the patio. There is a UPVC double glazed sash window to the rear overlooking the garden.

## **UTILITY ROOM**

9'4 x 7' (2.84m x 2.13m )

Fitted with matching shaker style range of base cupboards with granite work surface and upstand incorporating an inset stainless steel sink with extendible hose tap. There is a wall mounted Worcester boiler (serving the domestic hot water and central heating system) housed in a matching cupboard. Having plumbing for a washing machine, vent for a tumble dryer, in-built cloaks storage and coat hanging, column radiator, inset spot lighting, extractor fan, Karndean flooring and a half glazed UPVC entrance door provides access to the rear. A solid oak door opens into :





## GROUND FLOOR SHOWER ROOM

Beautifully appointed with a walk-in double shower enclosure with a thermostatic shower, wall mounted wash hand basin and a low flush WC, column radiator, UPVC double glazed sash style window, complementary half tiling, extractor fan and Karndean flooring.

## TO THE FIRST FLOOR

### LANDING

There is access to the part boarded roof void with light.

### BEDROOM ONE

13' x 12'9 (3.96m x 3.89m )

A generously proportioned room with a UPVC double glazed sash style window to the front elevation enjoying open countryside views, period cast iron fireplace, coving, column radiator and a TV aerial point.

### BEDROOM TWO

12'11 x 12' (3.94m x 3.66m)

Having a period black cast iron fire place,

column radiator, inset spot lighting, coving, TV aerial point and a UPVC sash style window to the front elevation enjoying open views. There is a built-in box room providing storage with a UPVC double glazed sash window, radiator, light, hanging rail and shelving.

### BEDROOM THREE

12'x 7'5 (3.66m x 2.26m )

Having a feature UPVC dormer window to the rear elevation, TV aerial point, column radiator, inset spot lights and oak door.

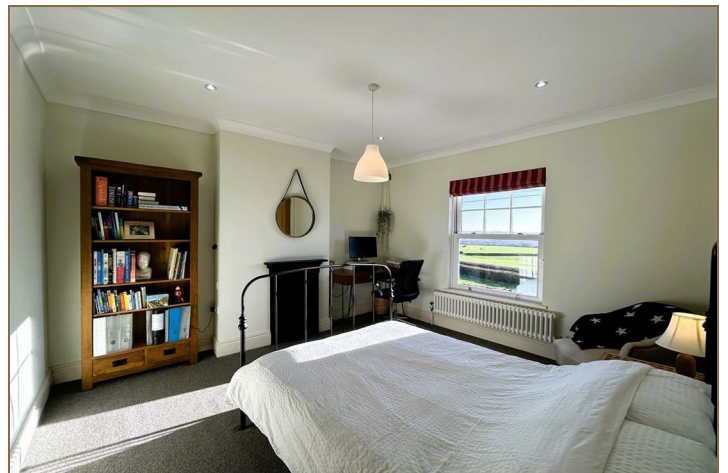
### BEDROOM FOUR

9'10 x 8'2 (3.00m x 2.49m )

There is inset spot lighting, column radiator and a UPVC double glazed sash window to the rear elevation.

### FAMILY BATHROOM

Appointed with a classic three piece suite comprising a panelled bath with central bath filler taps and a thermostatic shower over, pedestal wash hand basin and a low flush WC. There is matching floor with the benefit of underfloor heating and wall tiling with a





vertical insert with contrasting mosaic tiles, extractor fan, UPVC double glazed sash window to the rear elevation, glazed wall cabinet and a heated towel radiator.

(14'11 x 11' / 4.55m x 3.35m ) with light, power and a UPVC window provides excellent storage.

## OUTSIDE

To the front of the property is a generous tarmac driveway providing ample car parking for three / four vehicles with a block paved path leading to the open porch with timber frame, light and a minton tiled step. A half glazed composite entrance door allows access into the property. To the side is a secure wooden gate providing access into the garden.

## REAR GARDEN

The well proportioned garden enjoys a south westerly aspect, which is mainly laid to lawn with mature fruit trees, established flower beds and hedging a paved seating area, perfect for alfresco dining and entertaining. There is outside lighting, power points and tap. A productive vegetable plot has raised beds and a generous timber garden store



Road Map



Hybrid Map



Terrain Map



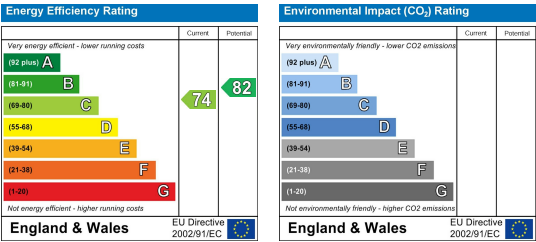
Floor Plan



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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