

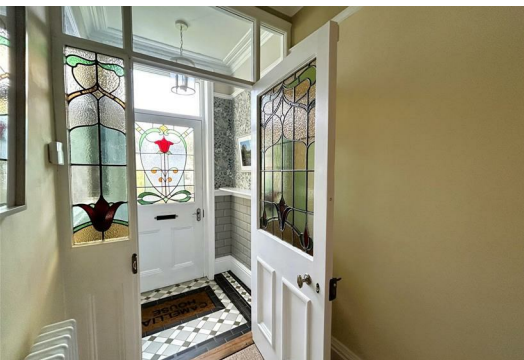


Camelia House, 47 Spencer Road, Belper, Derbyshire, DE56 1JY

£400,000



Offered with vacant possession / no chain. Situated conveniently close to Belper and its excellent amenities a beautifully presented family home offering generously proportioned four bedroom semi detached accommodation enjoying immense character and a wealth of original period features. Having two single garages, off road parking and walled garden to the front. Viewing is essential.



Camelia House, 47 Spencer Road, Belper, Derbyshire, DE56 1JY

£400,000



A well proportioned character conversion offering stylishly appointed and beautifully decorated accommodation with many original period features. The welcoming family home has an impressive entrance porch, reception hallway with original coving and cornice, two generous reception rooms, dining room with a deep bay window, sitting room with a log burning stove, luxury ground floor shower room, a quality fitted kitchen with integrated appliances and a breakfast lobby with a stylish staircase leading to the first floor. There are three good sized bedrooms, family bathroom and a large attic bedroom.

Benefitting from gas central heating fired by a Baxi combi boiler, double glazed sash style windows and character doors.

Externally there is a shared driveway to the side leading to two single garages and off road parking. A paved courtyard to the side of the property provides a sheltered seating area and offers external access to the cellar. There is a mature walled fore garden, which is laid to lawn with a mature Camellia and established Magnolia tree.

Situated conveniently within easy walking distance of Belper, with it's busy railway station, excellent schools, shopping, bars, restaurants and leisure facilities. Renowned for its historic mills character and charm Belper is close to major road links, i.e, A38 &

M1 to Derby and Nottingham, whilst the A6 provides the gateway to the beautiful Peak District.

ACCOMMODATION

A hardwood half glazed entrance door has original patterned leaded light feature, allowing access into :

ENTRANCE PORCH

The half tiled walls have the original coving, picture rails and an impressive original half glazed entrance door with leaded light side panels, pendant light, fan light window and Minton tiled flooring.

RECEPTION HALLWAY

Having the original picture rail, coving and cornice arch, telephone point and column radiator.

DINING ROOM

16'5" x 14'1" (5.00 x 4.29)

A naturally light and well proportioned room having an impressive double glazed sash bay window to the front, fitted with bespoke roman blinds, which overlook the garden. There is the original style deep skirting, picture rails and coving with a contemporary marble fire surround with matching hearth and insert housing a log effect electric fire, column radiator, TV aerial point, wall lighting, original panelled door and double glazed sash window to the side aspect.

SITTING ROOM

14'0" x 13'6" max (4.27m x 4.11m max)

A cosy room with a recessed fire place housing a log burning stove with mosaic inset tiling and an oak mantel shelf, original coving and deep skirting, twin sash windows to the side with fitted blinds and a column radiator. A hatch lifts to provide access into the cellar with fixed stairs, light, power, TV aerial point, radiator and an external door providing access to the side courtyard from the cellar.

INNER HALLWAY

Has recessed inset lighting.

LUXURY SHOWER ROOM

Recently appointed with a period suite comprising a double shower enclosure with electric shower, pedestal wash hand basin and a low flush WC. There is complementary marble effect half tiling, UPVC double glazed window, extractor fan, a Victorian style dual fuel heated towel radiator, in-built full height cupboard and wood grain effect Karndean flooring.

BREAKFAST ROOM

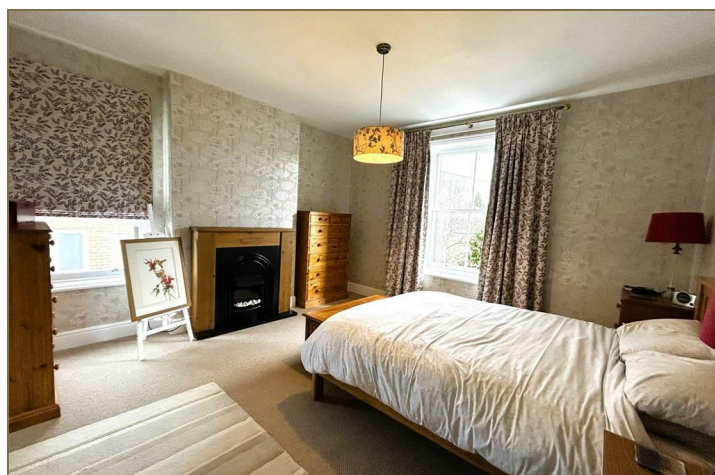
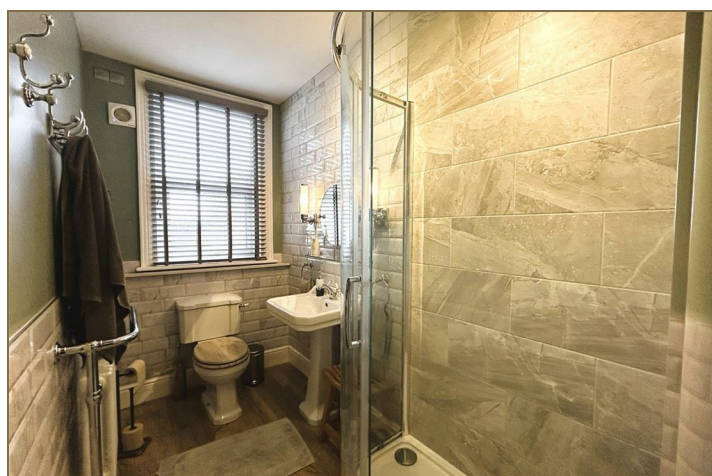
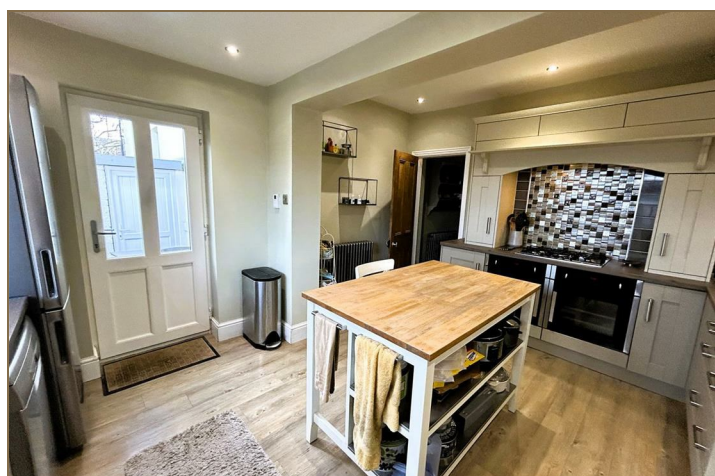
12'0" x 11'9" (3.66 x 3.58)

Having a built-in cupboard housing a Baxi combination boiler serving the domestic hot water and central heating system, a UPVC double glazed window to the rear with fitted shutters, brushed nickel column radiator and stairs climb to the first floor.

KITCHEN

14'7" x 12'0" (4.45 x 3.66)

Comprehensively appointed with a range of sage coloured solid wood shaker style base cupboards, pan drawers and eye level units with wood block effect rolled top work surface over incorporating a porcelain sink drainer with mixer tap and splash back tiling. Integrated appliances include twin electric fan ovens, five ring gas hob, extractor hood housed in farmhouse style surround in matching sage, stainless steel fridge freezer and plumbing for a dishwasher and an automatic washing machine. There is stylish Karndean wood grain effect flooring, inset spot lighting, brushed nickel column radiator,



upvc double glazed window to the side and a half glazed wooden entrance door provides access to the side courtyard.

ON THE FIRST FLOOR

LANDING

Stairs climb to the attic bedroom and original panelled doors open into :

BEDROOM ONE

14'11" x 13'9" (4.55 x 4.19)

A well proportioned room having dual aspect double glazed sash windows to the front and side elevations, radiator and original half glazed panelled door.

BEDROOM TWO

13'0" x 14'0" (3.96 x 4.27)

Having double glazed window to the side elevation, radiator and original panelled door.

FAMILY BATHROOM

Newly appointed with a three piece suite comprising a panelled bath with a thermostatic rainfall shower over with hose

attachment and glazed screen, vanity wash hand basin and a low flush WC, complementary full tiling, radiator, inset spot lighting, extractor ventilation system timber effect Karndean flooring and a UPVC double glazed window to the side elevation.

BEDROOM FOUR

8'5" x 8'3" (2.57 x 2.51)

Currently used as a dressing room with a radiator and UPVC double glazed window to the side elevation.

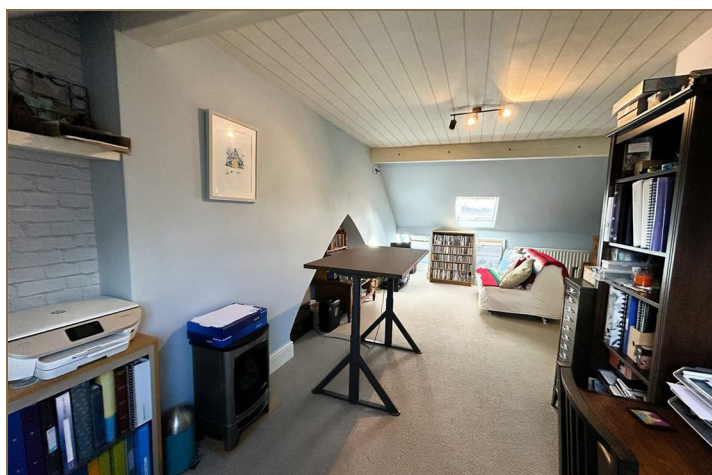
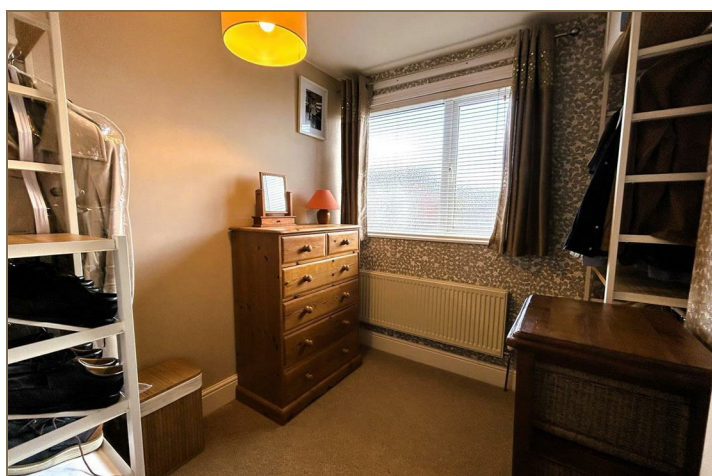
ATTIC BEDROOM

12'7" x 22'7" max (3.84 x 6.88 max)

A well proportioned room with two Velux skylight windows and an emergency escape window, two radiators, exposed purlins and a large walk-in store, suitable for conversion to ensuite or walk-in wardrobe.

OUTSIDE

A shared tarmac drive to the side leads to car parking spaces in front of two single garages. There is outside tap.



GARAGES

Two single garages with up and over doors.

GARDEN

The enclosed garden is to the front of the property, occupying an elevated position behind a stone wall and mixed native hedge. An established Camellia and mature Magnolia tree flowers in the spring months and productive raised beds enables gardeners to grow their own produce. A side pedestrian gate provides access to a paved courtyard with a seating area, external power point and steps to the side allow access to the basement.



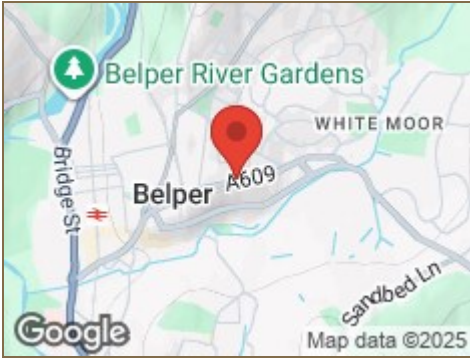
Road Map



Hybrid Map



Terrain Map



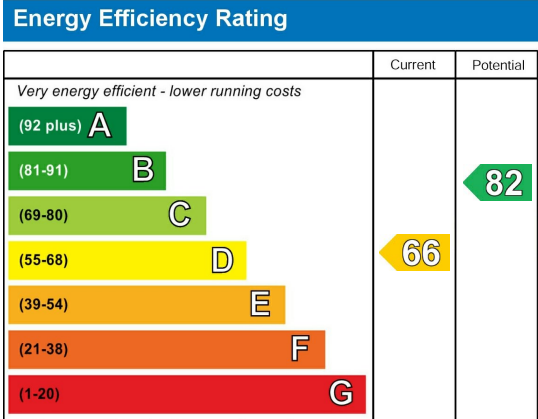
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk