



## 3 Bed House - Semi-Detached

3 Chevin Road, Belper DE56 2UW  
Offers Around £399,950 Freehold



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**Fletcher  
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- Stunning Extended Semi-Detached Home - A Real Must See!
- Countryside Views
- Fashionable Combination of Old & New Design and Build
- Lounge with Log Burner
- Well Appointed Fitted Living Kitchen/Dining Room
- Charming Balcony with Views
- Three Double Bedrooms
- Fitted En-Suite & Fitted Family Bathroom
- Lovely Front and Rear Private Gardens
- Block Paved Driveway

BEAUTIFUL HOME & COUNTRYSIDE VIEWS – A quite outstanding three double bedroom, en-suite home combining old and new design, complementing this very desirable home and location.

The property is handy for amenities at Belper, Milford and Duffield. It benefits from lovely far-reaching views to both the front and rear of the property.

The gas central heated and double glazed living accommodation consists of storm porch, entrance hall with staircase leading to first floor, inner hallway with a comprehensive range of storage cupboards providing great storage, cloakroom with WC, concealed laundry cupboard, lounge with log burning stove, well appointed fitted living kitchen/dining room with sliding doors opening onto sun patio and private garden, three double bedrooms, charming balcony, fitted en-suite and fitted family bathroom.

There are very pleasant and manageable private gardens both to the front and rear of the property.

#### The Location

The property is situated in the delightful Derbyshire Hamlet around two miles away from the centre of Belper, which provides an excellent range of amenities including a supermarket, shops, education at all levels, Railway Station, public houses, restaurants and recreational facilities.

The village of Duffield is some three miles to the south and the City of Derby is eight miles to the south. The famous market town of Ashbourne, known as the gateway to Dovedale and the Peak District National Park, lies approximately ten miles to the west.

For those who enjoy the outdoor pursuits the nearby Derbyshire countryside provides some delightful scenery and walks along the banks of the River Derwent.

Major road links to A6, A38 and M1 motorway.

Belper - 2 miles Duffield - 3 miles Derby - 10 miles Ashbourne - 10 miles Nottingham 21 miles

#### Accommodation

## Ground Floor

### Recessed Storm Porch

With pillar, spotlights to ceiling, wood panelling to ceiling, composite decking area, pleasant sitting area capturing views towards Belper and beyond to front and aluminium double glazed entrance door opening into entrance hall.



### Entrance Hall

9'5" x 4'2" (2.89 x 1.28)

With large inset doormat, deep skirting boards and architraves, high ceilings, staircase leading to first floor, bespoke tiled flooring, fitted shoe rack, large aluminium double glazed picture window to front enjoying fine views towards Belper and beyond and open space leading into inner hallway providing excellent storage.

### Inner Hallway

21'6" x 3'10" (6.57 x 1.17)

With column style radiator, a full range of floor-to-ceiling storage cupboards providing comprehensive storage, bespoke tiled flooring and internal panelled door giving access to cloakroom.

### Cloakroom

5'2" x 3'7" (1.58 x 1.10)

With low level WC, fitted washbasin with fitted base cupboard underneath and further shelving providing storage, bespoke tiled flooring, column style radiator, extractor fan, spotlights to ceiling, tiled splash-backs and internal panelled door.

### Concealed Laundry Cupboard

4'7" x 2'9" (1.40 x 0.85)

With plumbing for automatic washing machine, fitted shelf and spotlights to ceiling.

### Living Kitchen/Dining Room

18'0" x 12'1" (5.50 x 3.69)



### Dining Area

With bespoke tiled flooring, large column style radiator, deep skirting boards and architraves, high ceilings, spotlights to ceiling, built-in display shelving, open space leading into kitchen area and lovely sliding aluminium doors opening onto sun patio and private garden with countryside views.



### Kitchen Area

With inset stainless steel sink unit with QETTLE mixer/boiling tap, a good range of fitted wall and base cupboards including drawers with matching worktops, built-in four ring induction hob with concealed extractor hood, built-in microwave, built-in electric fan assisted oven, integrated fridge/freezer, integrated dishwasher, bespoke tiled flooring, double opening pantry cupboard with shelving providing storage, high ceilings, open space leading into dining area and lovely double glazed aluminium bi-folding doors opening onto sun patio and private garden with countryside views.



### Lounge

14'8" x 11'7" (4.49 x 3.54)

With chimney breast incorporating log burning stove with raised slate hearth, fitted log store to the right-hand side of the chimney breast, solid oak wood flooring, bespoke corner fitted book case, column style radiator, double glazed aluminium bay window with deep wood windowsill, views towards Belper and beyond to front, fitted base cupboard to the left-hand side of the chimney breast, deep skirting boards and architraves, high ceilings, spotlighting to ceiling and internal panelled door.



### First Floor

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## Split-Level Landing

With access to roof space, balcony, three double bedrooms and family bathroom.

### Double Bedroom One

19'9" x 10'6" (6.03 x 3.21)

With deep skirting boards and architraves, high ceilings, column style radiator, large aluminium double glazed picture window with fine views towards Belper and beyond to front, open space leading into two double fitted wardrobes providing good storage, aluminium door giving access to viewing balcony and internal panelled door.



### Balcony

9'7" x 3'4" (2.93 x 1.02)

With tiled flooring, wrought iron railings, power, light, panelled ceiling and fine views across the private garden and countryside to rear.



### En-Suite

7'0" x 4'0" (2.14 x 1.24)

With double shower cubicle with shower, fitted washbasin with fitted base cupboard underneath, low level WC, heated towel rail/radiator, high ceilings, deep skirting boards and architraves, attractive tiled splash-backs, bespoke tiled flooring, aluminium double glazed window with countryside views and internal panelled door.



### Double Bedroom Two

14'10" x 9'3" (4.54 x 2.82)

With chimney breast with charming period style display character fireplace, feature wallpapered wall, deep skirting boards and architraves, high ceilings, column style radiator, useful walk-in storage cupboard providing storage with clothes rail, aluminium double glazed window with deep windowsill to front enjoying fine views towards Belper and beyond and internal panelled door.



### Double Bedroom Three

9'6" x 9'1" (2.91 x 2.79)

With deep skirting boards and architraves, high ceilings, column style radiator, aluminium double glazed window to rear with fine views over countryside and internal panelled door.



### Family Bathroom

8'5" x 6'2" (2.57 x 1.90)

With bath with chrome mixer tap/shower attachment with curved shower screen door, fitted washbasin with chrome fittings, low level WC, attractive tiled splash-backs, bespoke tiled flooring, deep skirting boards and architraves, high ceilings, spotlights to ceiling, Heritage style towel rail/radiator, extractor fan, aluminium double glazed window to rear with lovely countryside views, fitted shelving and internal panelled door.



### Roof Space

Accessed via a loft ladder and boarded for storage with light and central heating boiler.

### Front Garden

The property is set back from the pavement edge behind natural dressed coursed stone and landscaped fore-garden comprising of a composite decked pathway which leads to a composite decking area providing a pleasant sitting out and entertaining space with views towards Belper and beyond and log store enclosed with privet hedge, a varied selection of shrubs and plants and leads to the aluminium entrance door. Secure bike store.



### Rear Garden

To the rear of the property is a private sunny westerly-facing enclosed rear garden. The garden enjoys large patio/terrace area providing a pleasant sitting out and entertaining space complemented by a varied selection of shrubs and plants enclosed by privet hedgerow. The garden continues to the side of the property which has access to the front of the property and also a covered area providing storage and shelter. The rear garden is not overlooked and enjoys fine countryside views. Concealed garden store.



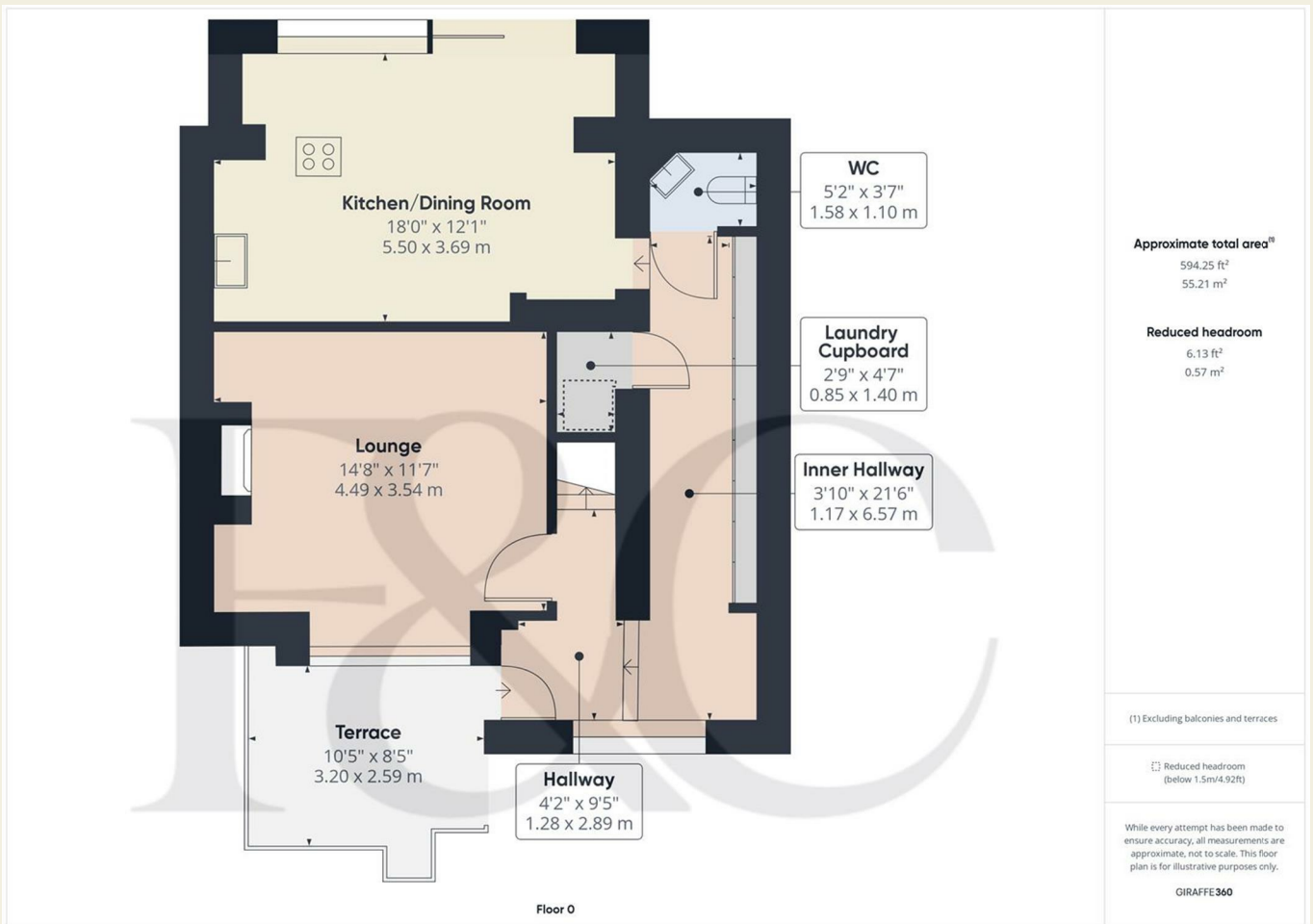


## Garden Store

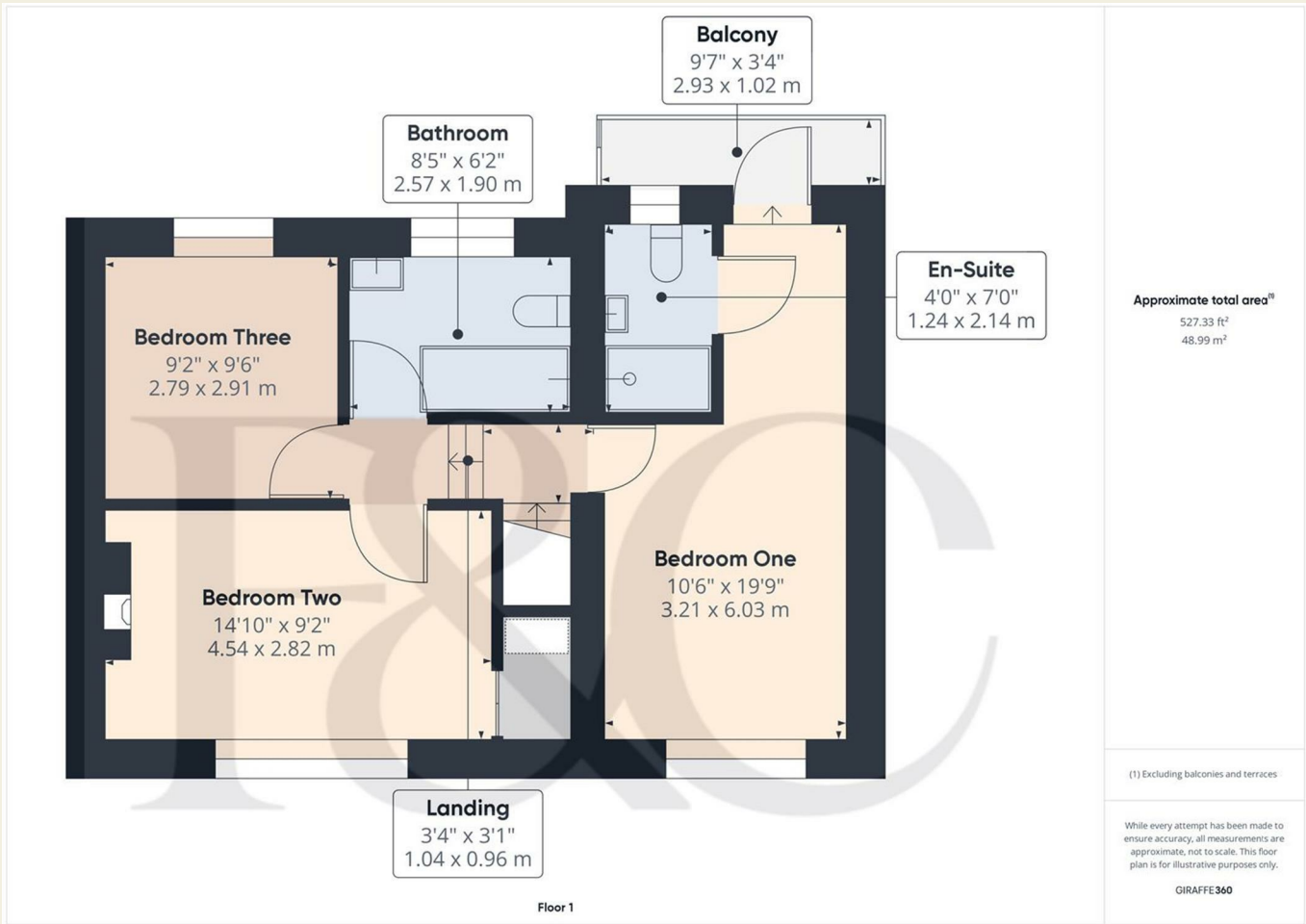
6'6" x 3'1" (2.00 x 0.96)



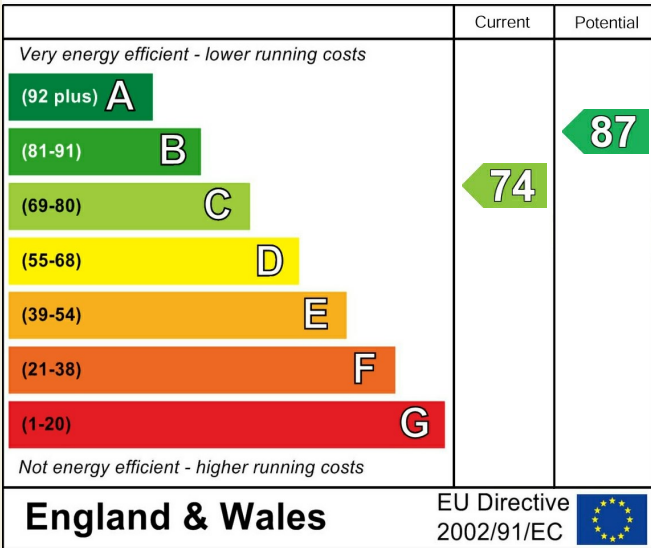
Council Tax Band - C  
Amber Valley



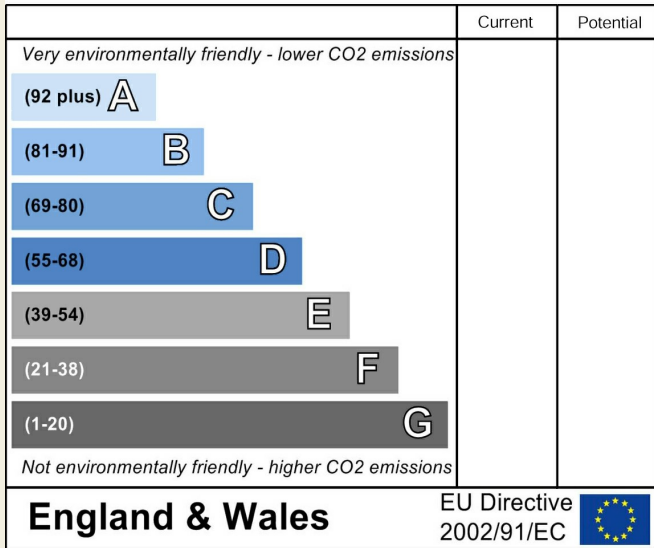
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### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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