



3 Bed House - Semi-Detached

4 Mount Pleasant Drive, Belper DE56 2TH
Offers Around £285,000 Freehold



Fletcher
& Company

www.fletcherandcompany.co.uk

- Traditional Semi Detached Property
- Offers Potential - Extend/Loft Conversion (subject to planning permission)
- Gas Central Heating & Double Glazing
- Lounge & Dining Room
- Kitchen
- Three Bedrooms & Bathroom
- Front & Rear Gardens & Bick Store
- Driveway & Brick Garage
- Character Features
- Great Location - Handy For Belper Town Centre & Delightful Walks

Perfect Refurbishment Project in Prime Location - This three bedroom home enjoys a fantastic location situated in one of Belper's most sought after locations and offers good potential to be improved - No Chain Involved.

The Location

The house is situated within easy access to 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.

Accommodation

Ground Floor

Porch

5'1" x 1'6" (1.55 x 0.48)

With double opening front doors.

Entrance Hall

12'11" x 6'11" (3.96 x 2.11)

With deep skirting boards and architraves, high ceiling, radiator, double glazed window and staircase leading to first floor.



Pantry/Understairs Storage

Lounge

11'10" x 11'6" (3.62 x 3.53)

With brick fireplace, deep skirting boards and architraves, high ceiling, coving to ceiling, radiator and double glazed window to front.



Dining Room

11'8" x 11'6" (3.58 x 3.52)

With fireplace, deep skirting boards and architraves, high ceiling, coving to ceiling, base cupboard, radiator and double glazed window to rear.



Kitchen

8'5" x 6'11" (2.57 x 2.13)

With one and a half sink unit with mixer tap, wall and base units with worktops built-in four ring gas hob, built-in electric oven, plumbing for automatic washing machine, double glazed window and double glazed stable door giving access to garden.



First Floor Landing

7'9" x 3'2" (2.37 x 0.97)

With double glazed window and access through space.

Bedroom One

11'10" x 8'10" (3.63 x 2.71)

With fitted wardrobes with cupboards above, deep skirting boards and architraves, high ceiling, radiator and double glazed window to front.



Bedroom Two

11'10" x 9'7" (3.62 x 2.94)

With fitted wardrobes with cupboards above, deep skirting boards and architraves, high ceiling, radiator and double glazed window to rear.



Bedroom Three

7'10" x 6'3" (2.40 x 1.91)

With radiator, deep skirting boards and architraves, high ceiling and two double glazed windows.



Bathroom

7'0" x 6'11" (2.14 x 2.13)

With bath with shower and shower screen door, fitted wash basin with fitted base cupboard, low level WC, tiles splashbacks, radiator and double glazed obscure window.



Front Garden

The property is set back from the pavement edge behind a lawned fore-garden with a varied selection of shrubs, plants and brick wall.

Rear Garden

To the rear of the property is a generous sized garden laid to lawn with a varied selection of shrubs, plants, small trees, patio and outside brick store.



Driveway

A driveway provides car standing spaces.

Brick Detached Garage

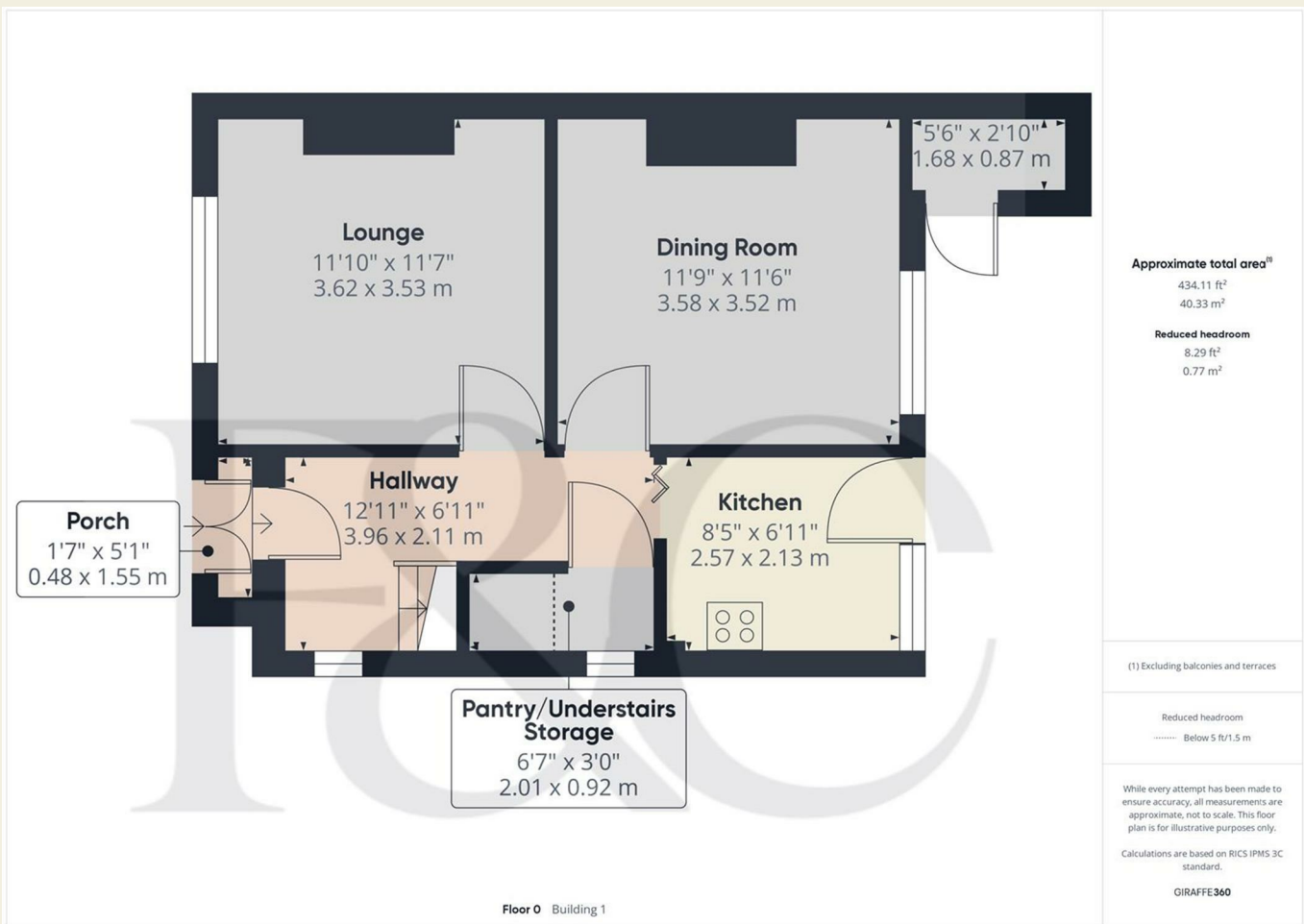
13'6" x 7'8" (4.14 x 2.34)

With power and lighting.

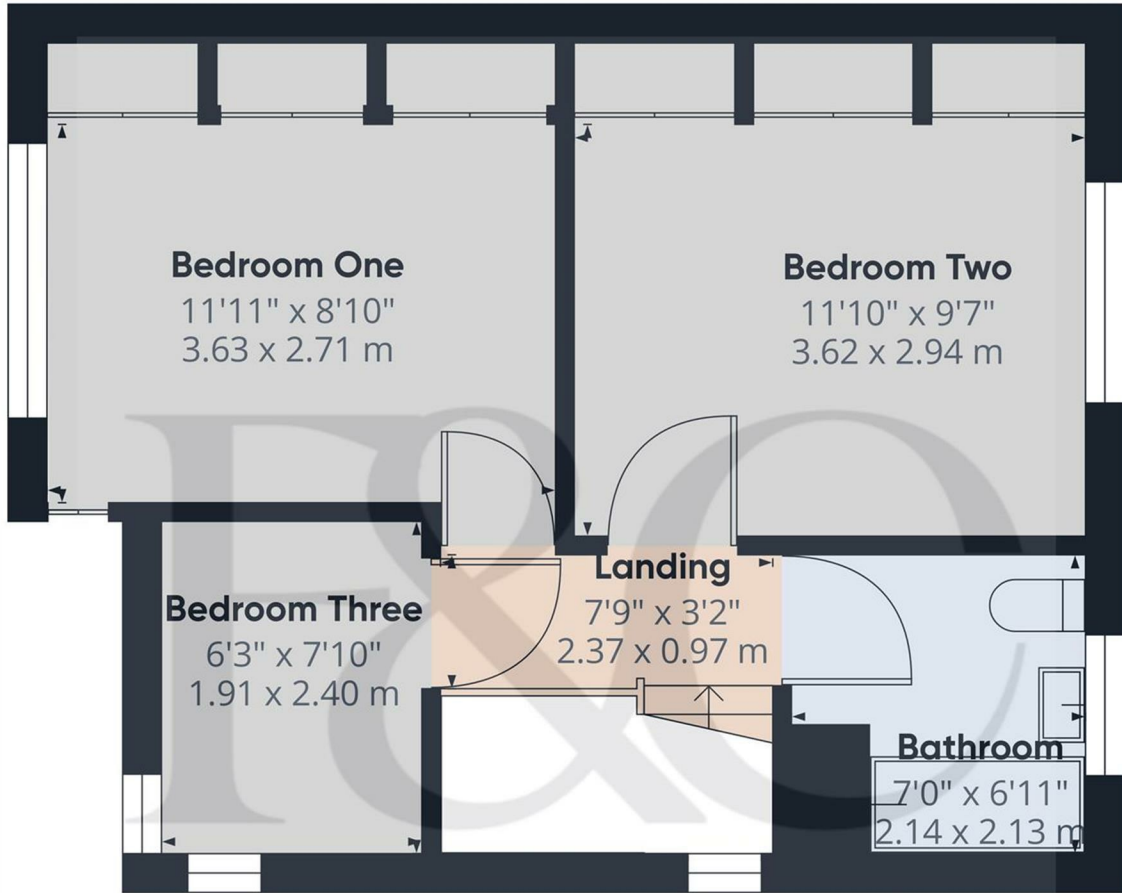


Council Tax - B

Amber Valley



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Floor 1 Building 1

Approximate total area⁽¹⁾
 382.98 ft²
 35.58 m²

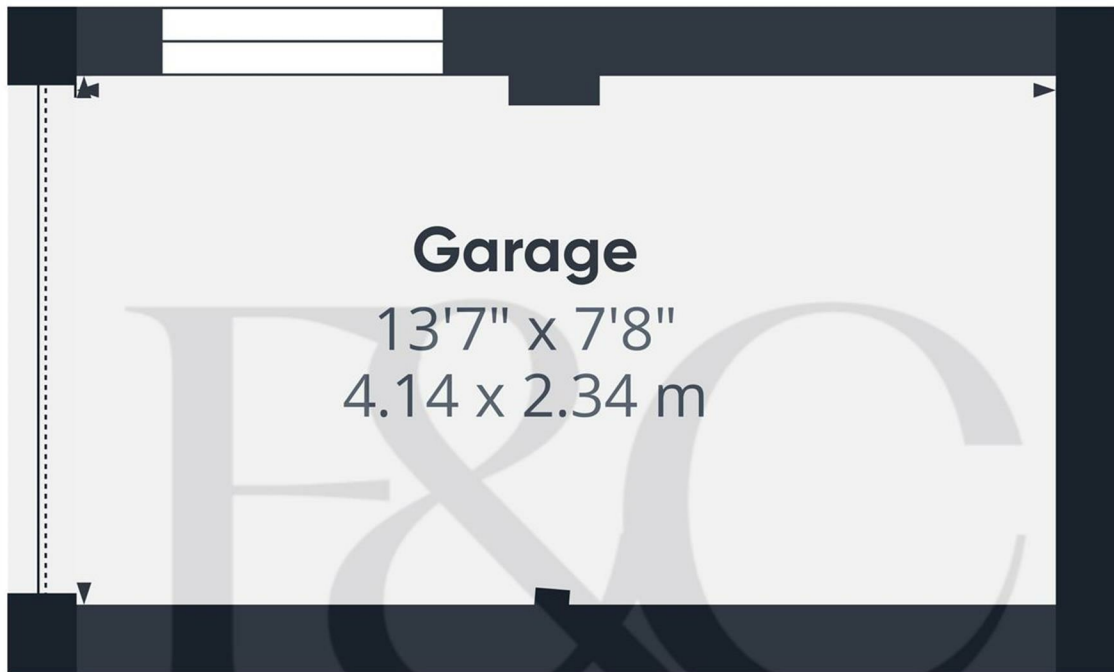
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Garage

13'7" x 7'8"
4.14 x 2.34 m

Approximate total area⁽¹⁾
106.02 ft²
9.85 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 0 Building 2

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		<div style="text-align: center;"> 88 </div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.