

Fletcher & Company

7 Lodge Drive, Belper, DE56 2TP

Price £475,000

Freehold



- Impressive Four Bedroom Detached Residence
- Fabulous Residential Location
- Entrance Hall, Fitted Guest Cloakroom
- Spacious Dual Aspect Lounge
- Separate Dining Room
- Fitted Kitchen & Utility
- Master Bedroom with En-Suite Shower Room
- Three Further Bedrooms & Bathroom
- Beautiful Well Established Gardens
- Driveway & Detached Double Garage





Summary

Impressive four bedroom detached residence occupying this fabulous spot on Lodge Drive offering views back over Belper.

Occupying a particularly pleasant location in Belper, this four bedroom detached property is set back from Lodge Drive, occupying an elevated position offering views back over the picturesque market town of Belper.

The property is double glazed and gas central heated with the benefit of solar panels, featuring an entrance hall, fitted guest cloakroom, utility, kitchen, dual aspect lounge and separate dining room. The first floor landing leads to a master bedroom with en-suite shower room, three further bedrooms and bathroom.

The property is set amidst well established mature gardens and features a driveway leading to a detached double garage.

F&C

The Location

Belper is a particularly sought-after market town with a bustling high street and vibrant community spirit offering an excellent range of amenities including shops, restaurants, bars, cinema, cafes and a regular bus service. The River Gardens offer picturesque views over the River Derwent and East Mill along with the train station providing easy access to Matlock North and Derby to the South.

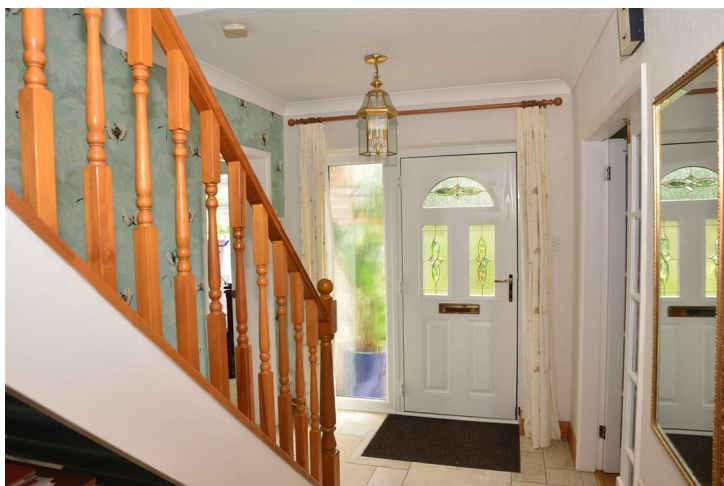
Accommodation

Ground Floor

Entrance Hall

11'9" x 6'10" (3.59 x 2.09)

Entrance door provides access to the spacious entrance hall with useful storage cupboard and staircase leading to the first floor.



Lounge

25'1" x 11'11" (7.66 x 3.65)

With feature fireplace incorporating an extended stone surround with display mantel and integrated gas fire, radiator, decorative coving, engineered oak flooring and dual aspect double glazed windows to the front and rear.



Dining Room

16'4" x 9'2" (5.00 x 2.81)

With radiator, decorative coving ceiling fan, double glazed French doors to the side and bay window to the front.



Fitted Kitchen

11'0" x 9'8" (3.37 x 2.97)

With stone effect worktops and tiled surrounds, inset one and a quarter sink unit with mixer tap, fitted base cupboards and drawers with complementary wall mounted cupboards having downlighting, large induction hob with extractor hood over, integrated oven and microwave, appliance spaces suitable for a dishwasher and large fridge/freezer, recessed ceiling spotlighting, double glazed window and archway to the separate utility room.



Utility

8'11" x 7'9" (2.73 x 2.38)

With matching stone effect worktops and tiled surrounds, a further range of fitted useful cupboards and drawers, inset stainless steel sink unit, radiator, double glazed window and door to the side and door to the storage cupboard with plumbing for washing machine and space for tumble dryer.



Fitted Guest Cloakroom

5'11" x 2'6" (1.81 x 0.77)

With low flush WC, wash handbasin and double glazed window to the side.

First Floor

Landing

With doors leading to four bedrooms and bathroom.

Bedroom One

21'5" x 9'1" (6.53 x 2.79)

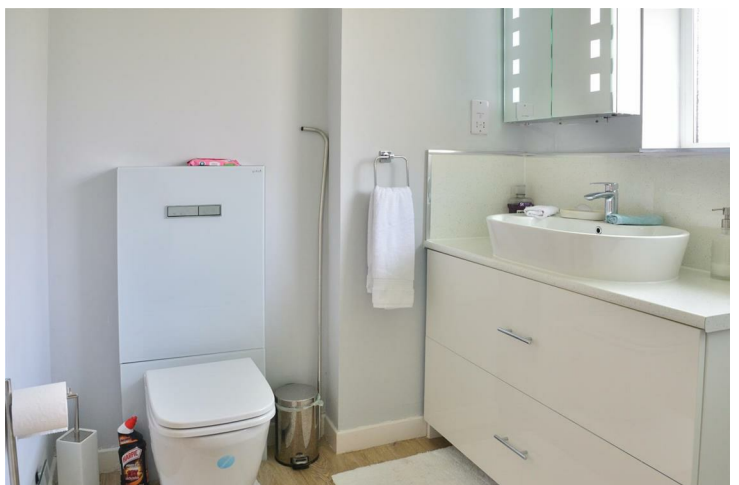
A spacious room with radiator, a good range of built-in wardrobes, double glazed windows to the front and side and door to the en-suite shower room.



En-Suite Shower Room

9'1" x 6'2" (2.78 x 1.89)

Fitted with a stylish suite comprising low flush WC, vanity unit with wash handbasin and cupboard beneath, double shower cubicle with rainfall shower and handheld attachment and double glazed window to the side.



Bedroom Two

11'0" x 10'0" (3.37 x 3.07)

With radiator, built-in wardrobe and double glazed window to the rear offering impressive views.



Bedroom Three

11'11" x 11'10" (3.65 x 3.63)

With radiator and double glazed window to the rear offering impressive views.



Bedroom Four

7'10" x 6'9" (2.39 x 2.08)

With radiator, built-in wardrobe and double glazed window to the rear.

Bathroom

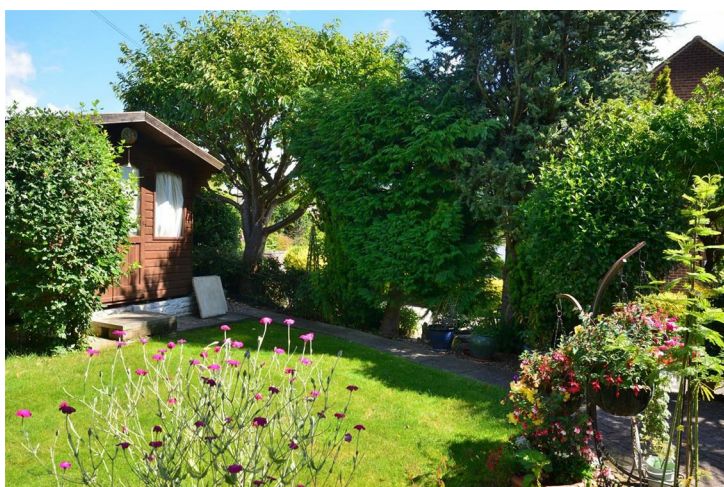
9'9" x 6'4" (2.99 x 1.94)

Tiled with a suite comprising low flush WC, vanity unit with wash handbasin and tiled surrounds with fitted cupboards beneath, bath with shower over, radiator and double glazed window to the rear.



Outside

The property occupies a fabulous plot with recently installed stone walling set back, whilst enjoying an elevated position set amidst a beautifully stocked garden featuring an abundance of herbaceous borders containing flowering plants and shrubs with block paved seating areas maximising the view. There is also a lawn section, hard standing for a summerhouse and a lower-level driveway providing access to a detached garage with power and electric door.



Detached Double Garage

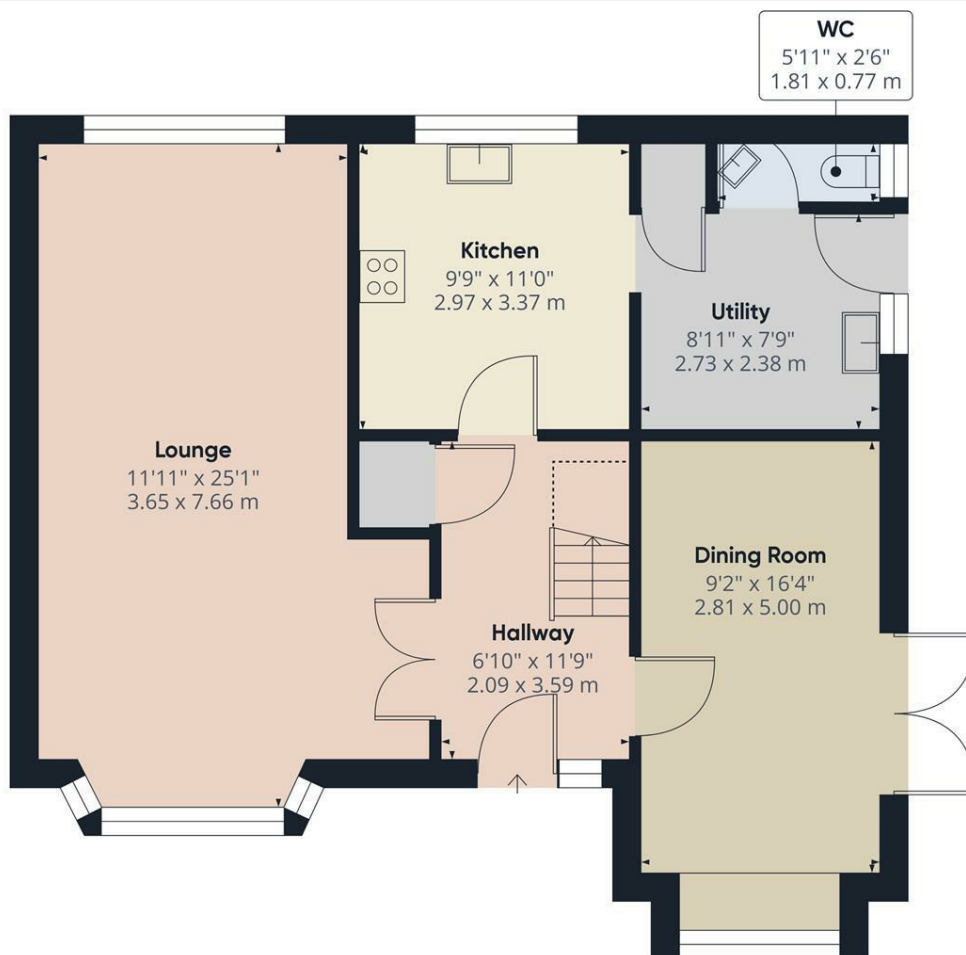
6.4 x 5.18

With power and electric door.



Council Tax Band E





Floor 0

Approximate total area⁽¹⁾

790.6 ft²
73.45 m²

Reduced headroom

16.16 ft²
1.5 m²

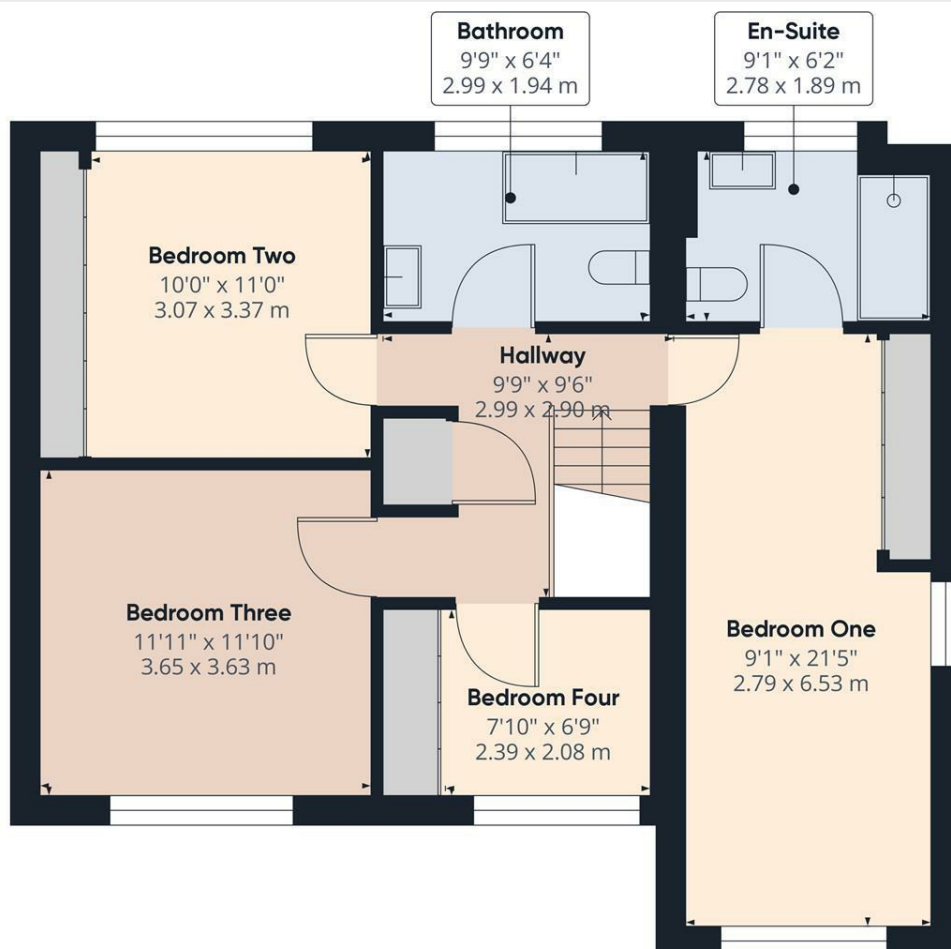
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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 1

Approximate total area⁽¹⁾

713.99 ft²
66.33 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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

7 Lodge Drive
Belper
DE56 2TP

Council Tax Band: E
Tenure: Freehold

