



6 Bed House - Detached

34a Lodge Drive, Belper DE56 2TP

Offers Over £899,950 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Impressive Family Detached Home
- Panoramic Views
- Lounge & Living Kitchen/Dining/Snug
- Six Bedrooms & Five Bathrooms
- Outside Cinema Room
- Listed Vaulted Outbuildings – 1,912 sq. ft
- Generous Garden Plot & Summer Pod
- Large Driveway & Double Carport
- Cul-de-Sac Location
- Potential for Airbnb

Bridge House Hill – A family detached residence enjoying an elevated position with stunning panoramic views across Belper. The property benefits from extensive historic grade II listed stone outbuildings with potential for Airbnb.

The Location

The property situated on desirable Lodge Drive and surrounded by some beautiful homes. It is situated within literally yards of the Talbot Inn Restaurant and nearby countryside walks. Belper town centre is within easy reach where there are an excellent range of independent shops, supermarkets, recreational facilities and primary schools. The main A6 arterial road provides a short commute to the city of Derby located approximately some 8.5 miles to the south. Nearby tourist attractions include Matlock Bath and Chatsworth House.

Accommodation

Ground Floor

Entrance Hall

20'0" x 7'8" (6.12 x 2.35)

With entrance door, tile flooring with underfloor heating, two built-in corner storage cupboards, double glazed French doors opening onto rear patio and illuminated staircase with attractive glass balustrade leading to first floor.

Bedroom One

24'3" x 10'5" (7.41 x 3.19)

With coving to ceiling, spotlights to ceiling, heated chrome towel rail/radiator and double glazed French doors.



Dressing Room/Wardrobes

With a good range of wardrobes, coving to ceiling and double glazed window.

En-Suite

9'8" x 7'6" (2.97 x 2.30)

With corner bath, fitted wash basin with fitted base cupboard underneath, low level WC, double shower cubicle with shower, fully tiled walls, matching tile flooring, spotlights to ceiling, extractor fan, display illuminated glass alcove, wall mounted mirror and internal door with chrome fittings.



Bedroom Two

24'4" x 9'8" (7.44 x 2.97)

With built-in wardrobes, coving to ceiling, spotlights to ceiling, radiator and double glazed window with fitted blind.



Dressing Room/Wardrobe Area

With coving to ceiling, spotlights to ceiling, double glazed window and internal oak veneer door with chrome fittings.

En-Suite

8'3" x 5'8" (2.52 x 1.75)

With bath with shower over, pedestal wash handbasin, low level WC, fully tiled walls, tile flooring, extractor fan, heated towel rail/radiator and internal door with chrome fittings.



Bedroom Three

13'4" x 11'5" (4.08 x 3.50)

With radiator, coving to ceiling, double glazed window to front and internal oak veneer door with chrome fittings.



En-Suite

6'4" x 6'2" (1.95 x 1.88)

With double shower cubicle with shower, pedestal wash handbasin, low level WC, fully tiled walls, tile flooring, spotlights to ceiling, heated towel rail/radiator, extractor fan and internal panelled door.



Bedroom Four

13'5" x 11'5" (4.11 x 3.50)

With built-in wardrobe, radiator, coving to ceiling, double glazed window to front and internal oak veneer door with chrome fittings.



En-Suite

6'3" x 6'2" (1.93 x 1.90)

With double shower cubicle with shower, wash basin with fitted base cupboards underneath, low level WC, fully tiled walls, matching tile flooring, heated towel rail/radiator, spotlights to ceiling, extractor fan and internal door with chrome fittings.



First Floor Landing

19'5" x 11'3" (5.93 x 3.45)

With exposed wood flooring, underfloor heating, spiral staircase leading to second floor, far reaching views to front, coving to ceiling, double glazed window to front, wall lights and double glazed French doors opening onto rear.

Lounge

24'5" x 19'0" (7.46 x 5.81)

With featured wall mounted gas fire, far reaching views, coving to ceiling, built-in display cabinet, two side double glazed stained glass windows, double glazed window to rear, double glazed window to front, double glazed French doors with Juliet style balcony, fitted wall lights, underfloor heating and internal oak veneer door with chrome fittings.



Living Kitchen/Dining/Snug

24'6" x 22'8" (7.49 x 6.93)



Snug Area

With oak flooring with underfloor heating, magnificent views towards Belper, corner double glazed windows, coving to ceiling, open space leading to dining area and open space leading to kitchen area.



Dining Area

With matching oak flooring with underfloor heating, coving to ceiling, fitted base cupboards with oak worktops, double glazed windows, magnificent views across Belper and beyond, two internal glazed windows and open space leading to snug and kitchen area.



Kitchen Area

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with solid wood worktops, built-in Neff induction hob, built-in Neff double electric fan assisted oven, built-in combination Neff microwave oven, built-in Neff two warming plate drawers, integrated Neff fridge/freezer, integrated Neff dishwasher, tile flooring with underfloor heating, continuation of the solid wood worktops forming a useful breakfast bar area with two built-in wine coolers underneath, additional stainless steel circular sink unit with mixer tap, double glazed bifolding doors opening onto sun patio, tile flooring with underfloor heating, spotlights to ceiling, coving to ceiling, double glazed window and concealed worktop lights.



Utility Room

9'1" x 7'0" (2.77 x 2.15)

With double stainless steel sink unit with mixer tap, fitted base cupboards, fitted worktops, underfloor heating, tile flooring, coving to ceiling, plumbing for automatic washing machine, double glazed window and internal oak veneer door with chrome fittings.

Cloakroom

5'6" x 4'9" (1.70 x 1.45)

With low level WC, wash basin, tile splashbacks, tile flooring, underfloor heating, built-in storage cupboard housing the high efficiency hot water cylinder, coving to ceiling, double glazed window and internal oak veneer door with chrome fittings.

Second Floor Landing

22'0" x 15'8" (6.71 x 4.80)

With double glazed French doors to rear, two double glazed Velux windows with fitted blinds, character ceilings and storage into eaves.

Lounge/Kitchen

15'8" x 14'2" (4.80 x 4.34)

With single stainless steel sink unit with mixer tap, fitted based cupboards with fitted worktops, integrated fridge, double glazed Velux window and far reaching views.



Bedroom Five

14'4" x 14'2" (4.37 x 4.33)

With character ceilings, far reaching views and double glazed Velux style windows.



Bedroom Six

14'5" x 9'11" (4.41 x 3.04)

With character ceilings, far reaching views and double glazed Velux style windows.



Bathroom

10'1" x 8'2" (3.09 x 2.51)

With bath, pedestal wash handbasin, low level WC, double shower cubicle with shower, tile splashbacks, tile flooring, heated towel rail/radiator, extractor fan, double glazed Velux window and internal door with chrome fittings.



Media Cupboard

11'2" x 4'3" (3.41 x 1.30)

Outside Cinema Room

18'10" x 8'10" (5.75 x 2.70)

With projector, power, lighting, screen, cinema seats, duel heater (hot and cold), insulated walls and double glazed French doors.



Listed Vaulted Outbuildings

Offers great potential for Airbnb with power, lighting and water or use for great workshop space. Total of 1912 sq. ft.



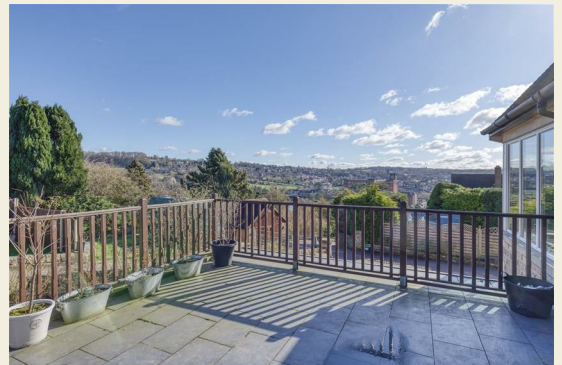
Outside

The property is accessed via a private driveway which leads to tarmac hard standing area, providing car parking for several vehicles. There is a sunny seating area, ornate fountain and well stocked flowering borders. A generous car port offers further storage and car parking with the potential to convert to a garage. A block paved driveway to the side of the property extends to two further car parking spaces, leading to the rear garden and a paved patio area which can be also be accessed off the living kitchen.



Garden

The large grounds are mainly laid to lawn with flowering plants, shrubs and well established Sycamore tree. The lawns extend into the hillside to a contemporary summer house pod and seating area over looking the East Mill and stunning views across Belper.



Large Driveway

A large driveway provides car standing spaces for approximately six to eight vehicles.



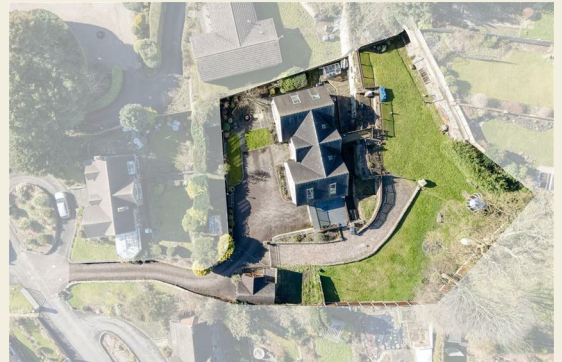
Double Carport

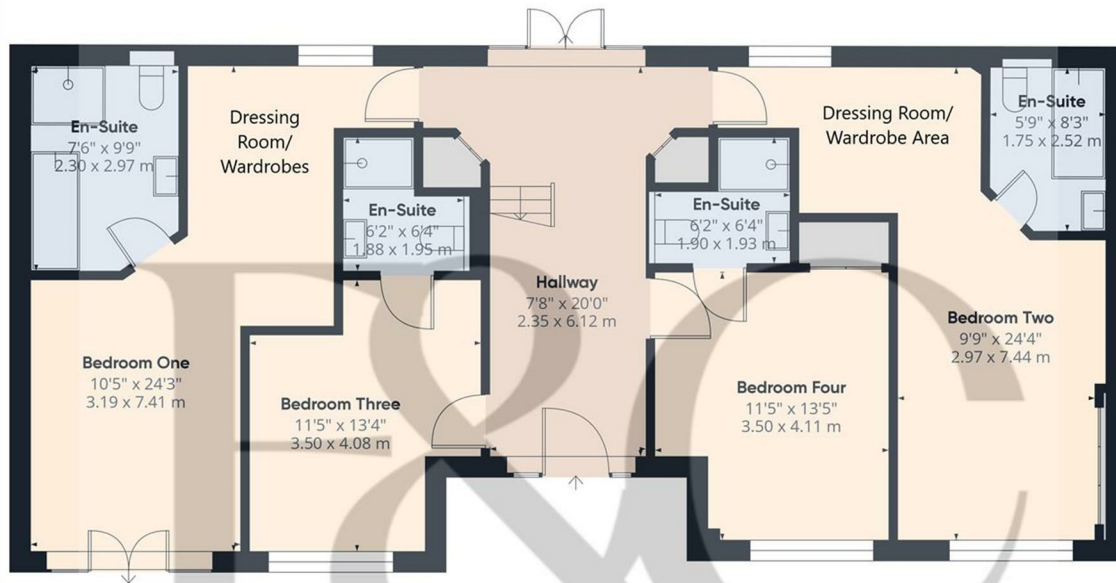


Further Garage Space

Subject to planning permission.

Council Tax Band G





Approximate total area⁽¹⁾
1183.48 ft²
109.95 m²

(1) Excluding balconies and terraces

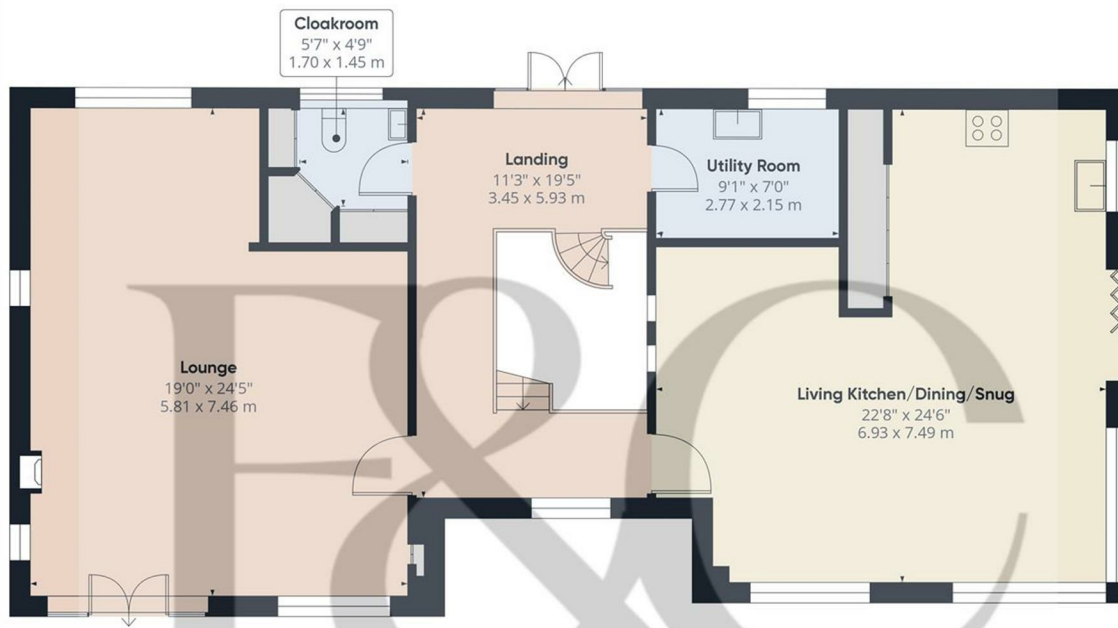
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 0 Building 1

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Floor 1 Building 1

Approximate total area⁽¹⁾

1174.89 ft²
109.15 m²

Reduced headroom

9.51 ft⁴
0.88 m²

(1) Excluding balconies and terraces

Reduced headroom

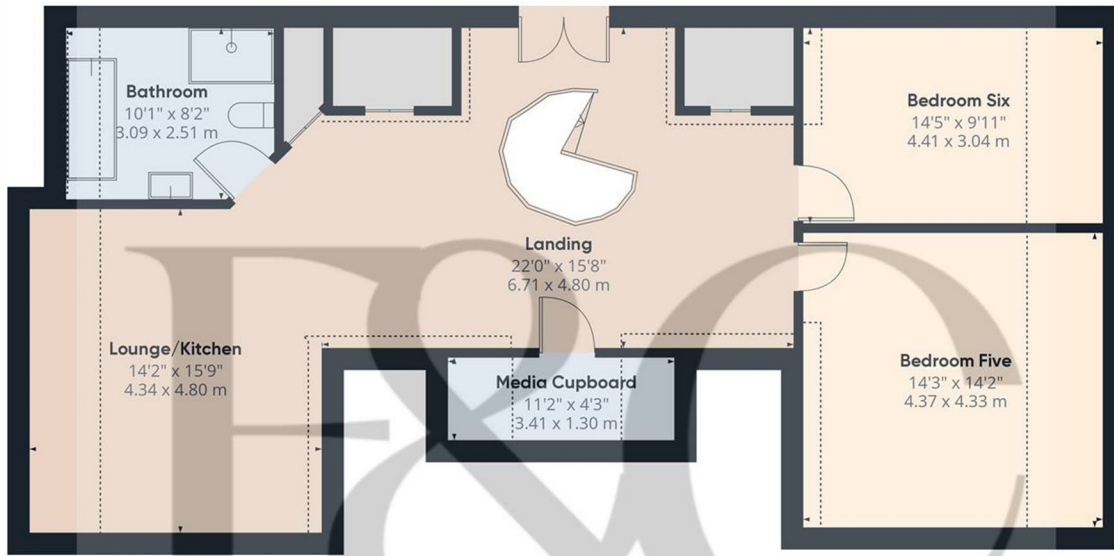
Below 5 ft/1.5 m

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Floor 2 Building 1

Approximate total area⁽¹⁾

1036.89 ft²
96.33 m²

Reduced headroom

212.44 ft²
19.74 m²

(1) Excluding balconies and terraces

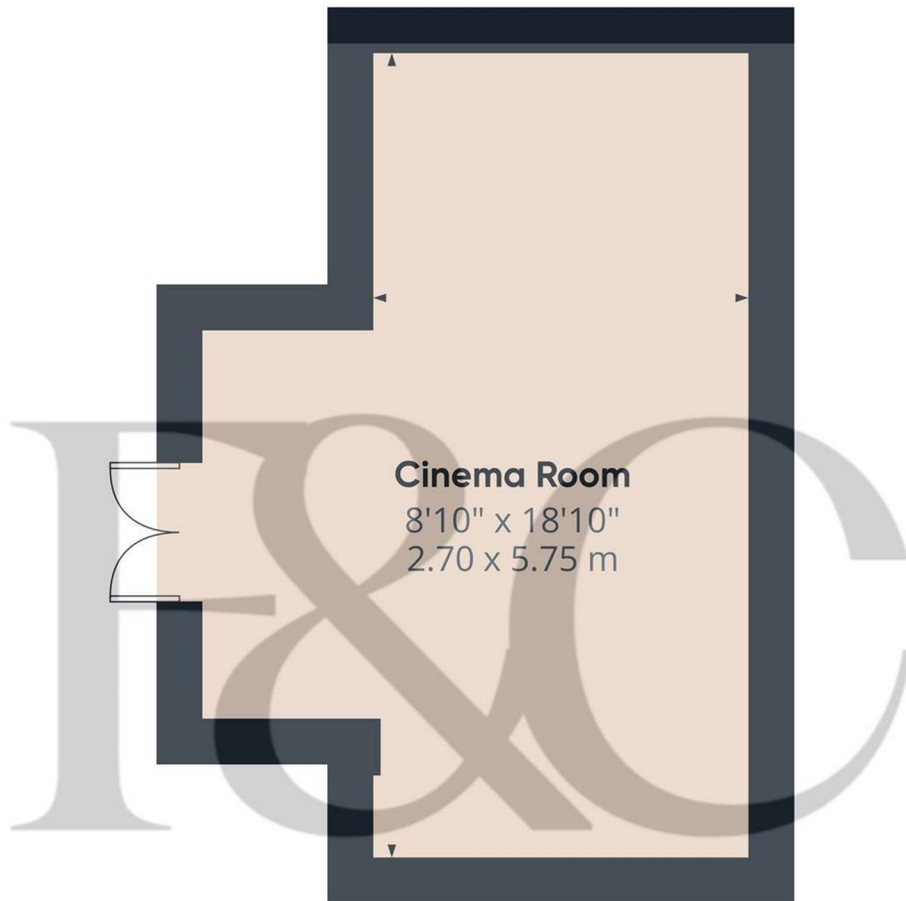
Reduced headroom

..... Below 5 ft/1.5 m

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Floor 0 Building 2

Approximate total area⁽¹⁾

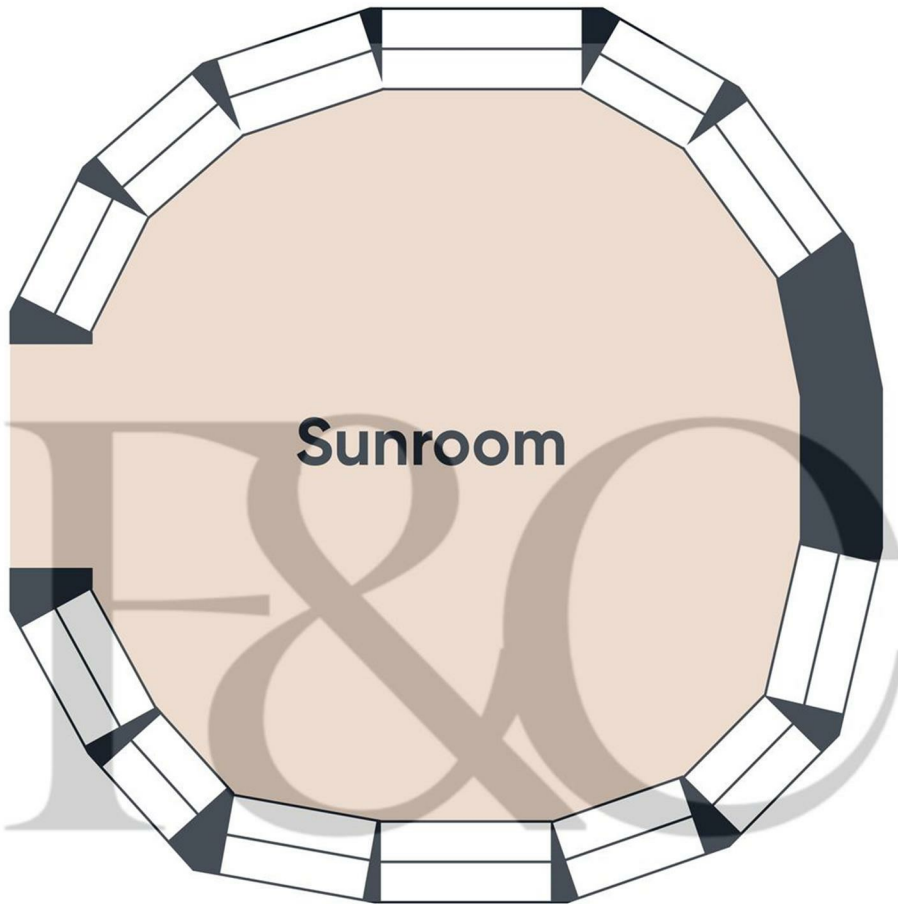
208.17 ft²
19.34 m²

(1) Excluding balconies and terraces

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Floor 0 Building 3

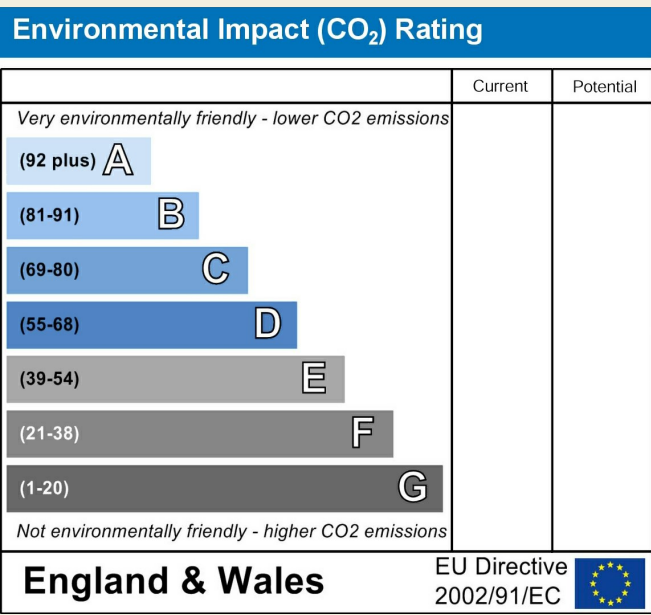
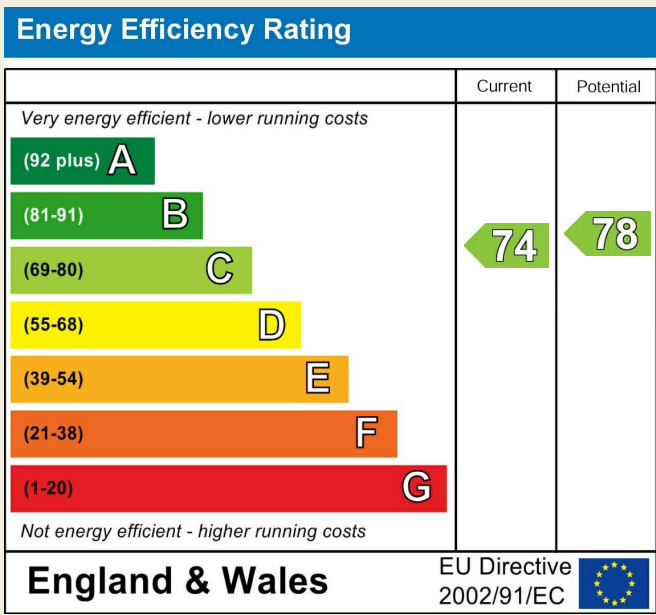
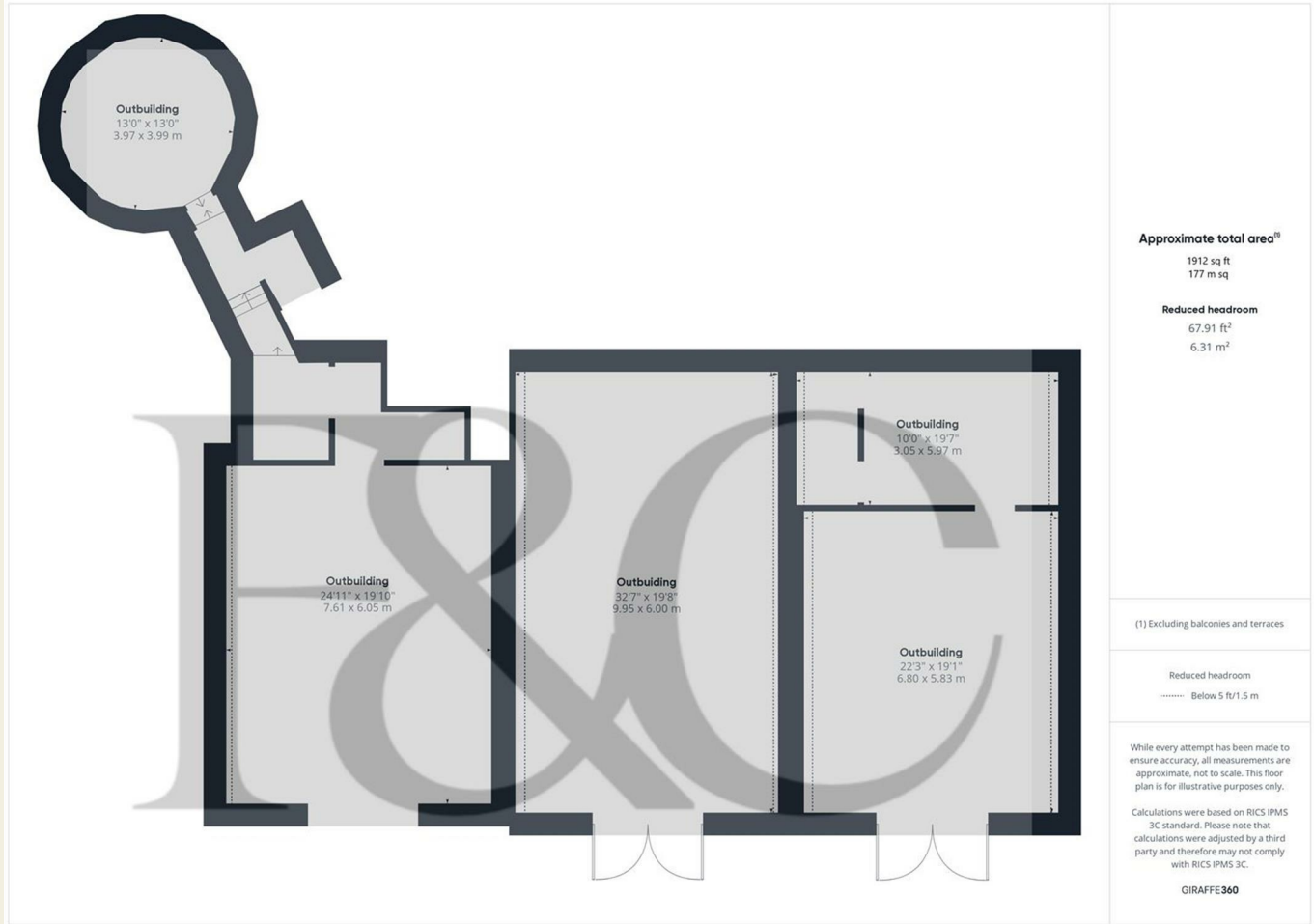
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