

# Fletcher & Company

19 Brafield Close, Belper, DE56 0EU

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£395,000

Freehold

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- An Extended Detached House With Versatile Accommodation
- Entrance Hall And Cloakroom/Wc
- Lounge And A Modern Breakfast Kitchen
- Open Plan Living/Dining/ Garden Room With Log Burning Stove
- Four Bedrooms
- En Suite To Bedroom One And A Family Bathroom
- Driveway For Several Cars And A Garage
- Delightful Rear Garden With Raised Patios And Decking
- Ideally Placed For Easy Access To Belper Town Centre And Local Amenities
- Convenient For Access To The A38, A6, M1 And The Peak District







## Summary

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Nestled in the charming area of Brafield Close, Belper, this delightful detached family home offers a perfect blend of comfort and modern living. The property has been thoughtfully extended to provide ample space for family life, boasting an impressive 1,346 square feet of well-designed accommodation.

The spacious and versatile accommodation comprises an entrance hall, cloakroom/WC, lounge, an open plan living/dining/garden room with log burner and a comprehensively fitted modern breakfast kitchen. To the first floor are four bedrooms, a well-appointed en suite and an additional family bathroom.

Outside, the home benefits from off-road parking for 3-4 cars, a rare find that adds to the convenience of this property. The surrounding area is peaceful and family-friendly, making it an ideal location for those seeking a tranquil lifestyle while still being close to local amenities.

An integral garage provides excellent storage and to the rear is a landscaped, low maintenance garden with lawn, various patios and decked areas making it perfect for outdoor living and entertaining.

Conveniently positioned for easy access to Belper Town Centre and connection to the A38, A6 and M1. Belper railway station provides access to London St Pancras and other major cities.

An internal inspection is highly recommended to fully appreciate this lovely home.

# F&C

## The Location

Position on a modern development this property is conveniently positioned for easy access to Belper Town Centre and all local amenities including schools, shops, restaurants, independent cinema and supermarkets. Also having easy connection to the A38, A6 and M1. Belper railway station provides access to London St Pancras and other major cities.

## Accommodation

### On The Ground Floor

#### Entrance Hall

16'4" x 2'11" (4.98 x 0.91)

Having a door providing access to the front, a UPVC double glazed window to the front, a built-in cupboard providing excellent storage space and a central heating radiator. Stairs lead off to the first floor.

#### Cloakroom/Wc

4'5" x 2'5" (1.37 x 0.74)

Appointed with a modern two piece suite comprising low flush WC with free standing porcelain sink and mixer tap. There is half metro style tiling to the walls, a central heating radiator and a U PVC double glazed window to the front.

#### Lounge

14'2" x 10'8" (4.34 x 3.27)

Having a double glazed window to the front and a central heating radiator. Double doors lead to the living/dining room.



### Breakfast Kitchen

16'9" x 11'4" (5.11 x 3.47)

Comprehensively fitted with a range of modern base cupboards, drawers, eye level units and larder units with a granite work surface over incorporating a sink with mixer tap and draining area. There is a central island and breakfast bar. Integrated appliances include an electric oven, ceramic electric hob, modern extractor hood with integrated lighting, a dishwasher and space for a fridge/freezer. Having feature luxury vinyl flooring, inset spotlighting to the ceiling, a contemporary vertical radiator, two UPVC double glazed windows overlooking the rear garden and a UPVC double glazed door to the side providing access.





## Living/Dining/Sitting Room

19'9" x 8'4" (6.03 x 2.56)

An extended room with feature multi-fuel cast iron stove sitting on a granite hearth, a wood grain effect quality floor, inset spotlighting to the ceiling, central heating radiator, two UPVC double glazed windows to the rear and double glazed Velux style skylight to the roof. Having UPVC double glazed French doors which provide access to the garden and rear decking.



## On The First Floor

### Landing

12'2" x 2'8" (3.71 x 0.82)

Having a dado rail, access to the roof space and doors to all rooms.

### **Bedroom One**

12'10" x 10'0" (3.92 x 3.07)

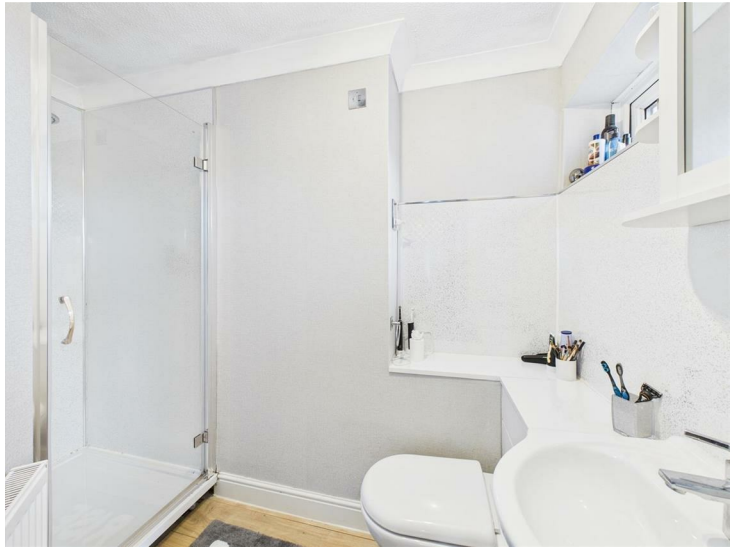
Appointed with a range of fitted bedroom furniture comprising wardrobes with mirrored fronts, bedside drawers, open shelving and overhead cupboards, all of which provide excellent hanging and storage space. There is a central heating radiator and a UPVC double glazed window to the front.



### **En Suite**

8'9" x 3'9" (2.68 x 1.16)

Appointed with a walk-in shower cubicle with mains fed shower over and glass shower door. There is a vanity wash handbasin with useful cupboards beneath and a low flush WC. The en-suite is well fitted with a range of open shelving, a bathroom cabinet, Aqua boarding to all splashback areas and a central heating radiator. Having a wood grain effect floor, extractor fan and a double glazed window.



### **Bedroom Two**

11'1" x 8'0" (3.40 x 2.46)

With a central heating radiator and a UPVC double glazed window overlooking the rear garden. There is a built-in cupboard which provides excellent storage space.

### **Bedroom Three**

8'3" x 7'11" (2.53 x 2.42)

Having a central heating radiator, wood grain effect floor and a UPVC double glazed window. There is a built-in cupboard which provides excellent storage space.

### **Bedroom Four**

9'0" x 7'9" (2.76 x 2.37)

Having a wood grain effect laminate floor, central heating radiator and a UPVC double glazed window to the rear elevation.

### **Bathroom**

6'6" x 5'6" (2.00 x 1.70)

Appointed with a three piece, modern, white suite comprising a panelled bath with mains fed shower over and glass shower screen, a vanity wash handbasin with cupboards beneath and a low flush WC. There is modern tiling to all splash back areas, a luxury vinyl floor, a central heating radiator, electric shaver point, extractor fan and a UPVC double glazed window to the rear.



### **Outside**

To the front of the property there is an extensive block paved driveway which provides off-road parking for several vehicles. There is outside lighting and a gate to the side provides access to the rear. There is a single garage with up and over door, light, power and personal door to the side. To the rear there is a delightful, enclosed garden which briefly comprises a paved patio with decked patio beyond and additional steps leading to a feature, raised veranda with pergola providing an ideal space for alfresco living. There is a raised lawn with brick wall to the surround, outside lighting and a cold water tap.

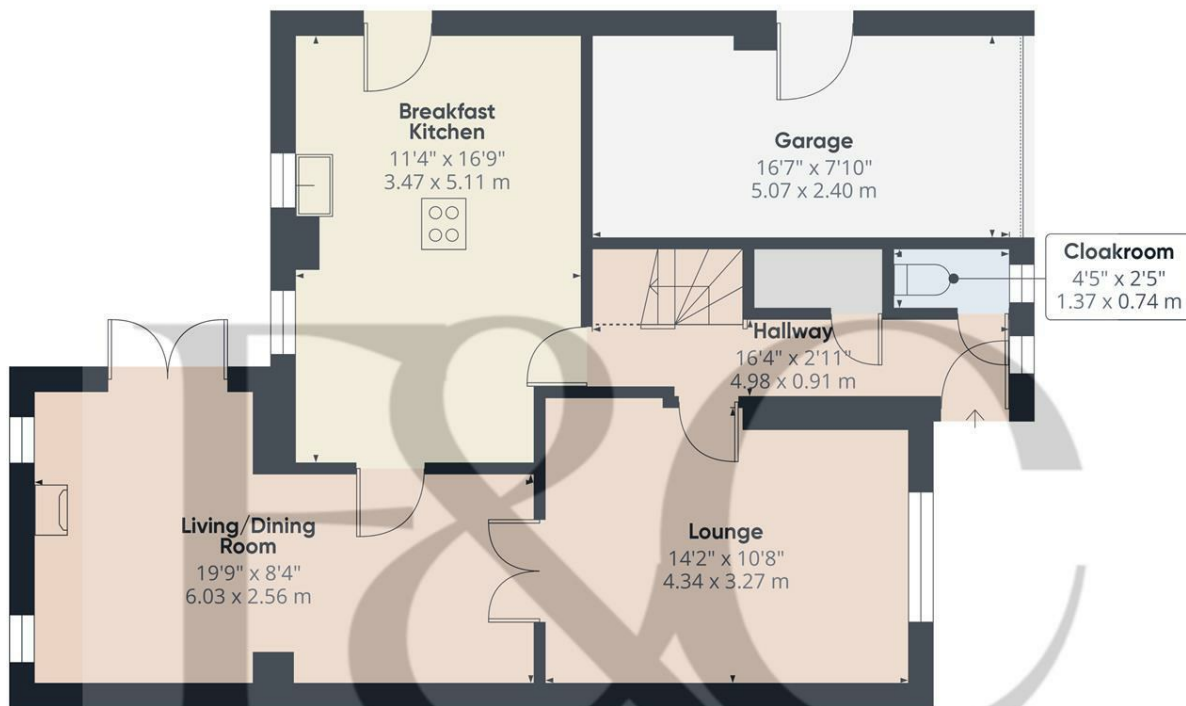


### **Garage**

16'7" x 7'10" (5.07 x 2.40)

**Council Tax Band D**





Floor 0

**Approximate total area<sup>(1)</sup>**

763.47 ft<sup>2</sup>  
70.93 m<sup>2</sup>

**Reduced headroom**

9.13 ft<sup>2</sup>  
0.85 m<sup>2</sup>

(1) Excluding balconies and terraces

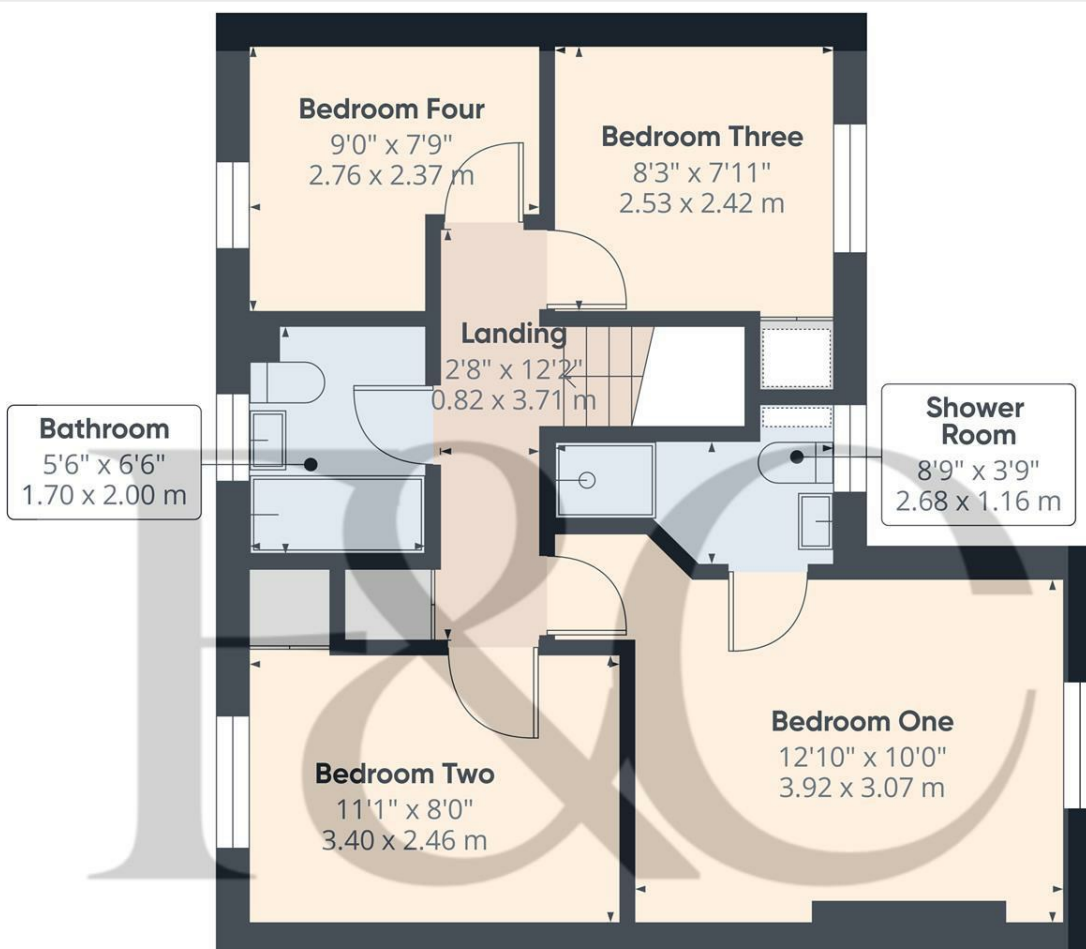
**Reduced headroom**

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 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 1

**Approximate total area<sup>(1)</sup>**

471.04 ft<sup>2</sup>  
43.76 m<sup>2</sup>

(1) Excluding balconies and terraces

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19 Brafield Close  
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Council Tax Band: D  
Tenure: Freehold



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	