

Fletcher & Company

15 Chesterfield Road, Belper, DE56 1FD

£645,000

Freehold



- A Skillfully And Thoughtfully Extended Detached family Home
- Versatile And Spacious Accommodation Throughout
- Hallway, Cloakroom/Wc and Utility Room
- Lounge With Log Burner opening To A Modern Dining/Kitchen
- Additional Kitchen With Office/Gym/Playroom
- Four Double Bedrooms
- Luxurious En Suite And Dressing Room To Main Bedroom
- Driveway For Several Vehicles And Garage
- Delightful Gardens And Patios To The Surround
- Breath Taking Views Of Belper And The Historic East Mill





Summary

Nestled on Chesterfield Road in the charming town of Belper, this skilfully extended detached family home offers a perfect blend of comfort and modern living.

Spanning an impressive 1,692 square feet, the property boasts an impressive hallway, a Lounge with log burner which opens to a modern dining area with island and fitted kitchen, ideal for entertaining. This leads to a utility room, cloakroom/wc and a second comprehensively fitted kitchen with office/gym area, opening to the outdoor entertaining space. To the first floor are four well-proportioned bedrooms, the main bedroom having a luxurious en suite bathroom with free standing bath and separate double shower and a fitted dressing room). In addition there is a modern shower room. All thoughtfully laid out, making it an ideal choice for families seeking space and convenience.

The property is situated enviably within walking distance of Belper town centre and all it's amenities including shops, restaurants, bars, independent cinema and railway station, ensuring that all essential amenities are easily accessible.

One of the standout features of this residence are the breath taking westerly facing views of Belper, surrounding countryside and the Historic East Mill, which can be enjoyed from various vantage points within the home and garden. The delightful landscaped gardens further enhance the appeal, offering fabulous outdoor entertaining areas that are perfect for summer gatherings or quiet evenings under the stars.

This unique home combines classic charm with modern enhancements, making it a wonderful opportunity for those looking to settle in a vibrant community.

With its prime location, ease of access to the A6, A38 and The Peak District this property is not to be missed.

F&C

The Location

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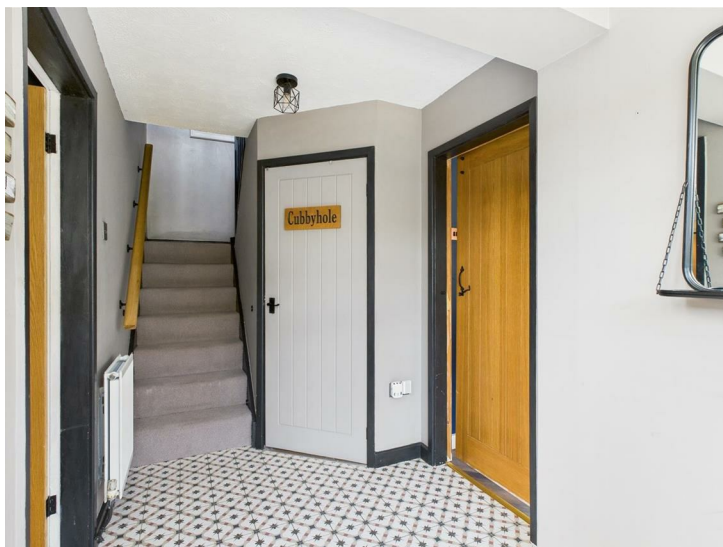
Accommodation

Ground Floor

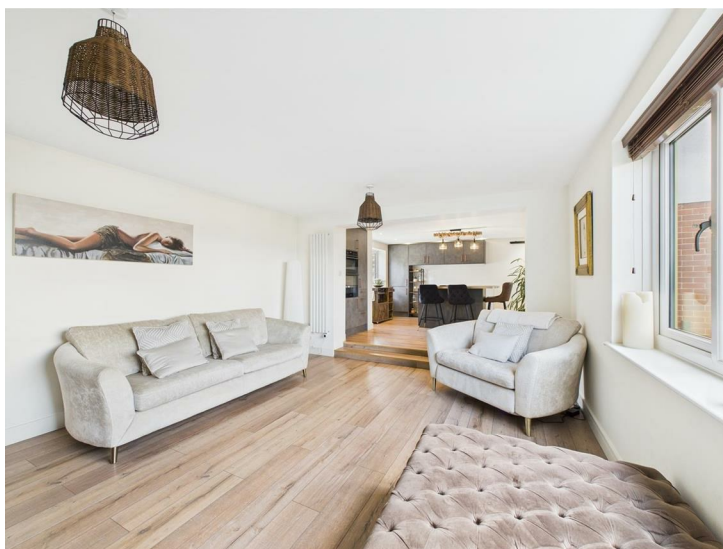
Entrance Hall

10'9" x 5'3" (3.29 x 1.61)

Having a UPVC double glazed entrance door, UPVC double glazed windows, a luxury vinyl patterned floor and a central heating radiator. There is a useful built-in cupboard which provides excellent storage space and stairs lead off to the first floor.



Open Plan Lounge/Dining Area



Lounge

16'6" x 12'9" (5.03 x 3.91)

Having a feature fireplace with timber lintel housing a multi-fuel cast iron stove, a wood grain effect floor, a modern vertical column radiator and a UPVC double glazed window to the rear, steps lead to the dining area/kitchen.

Dining/Kitchen Area

8'11" x 4'1" (2.74 x 1.26)

Appointed with a range of modern units with an island unit housing an induction hob, integrated appliances include a wine rack, an electric double oven and there is space for a refrigerator/freezer. The island unit also has a breakfast bar and timber work surface. Having a wood grain effect floor, central heating radiator and UPVC double glazed window to the front. There is an additional UPVC double glazed window to the rear and a sliding barn door provides access to a utility area.



Utility Room

8'11" x 4'1" (2.74 x 1.26)

Having a fitted sink unit with timber effect work surface over, plumbing for automatic washing machine and a contemporary tap, having wood grain effect laminate floor, open shelving, a central heating radiator and a door provides access to the garage.



Cloakroom

5'7" x 3'5" (1.71 x 1.05)

Appointed with a modern two piece suite comprising a wall mounted wash hand basin and a low flush WC with complementary miniature metro style tiling to splashback and a wood grain effect floor.

Second Kitchen

18'6" x 10'11" (5.65 x 3.35)

Appointed with a range of modern base cupboards, drawers and eye level units with a complementary wood grain effect work surface over incorporating a sink drainer unit with mixer tap. Integrated appliances include a fridge freezer, a dishwasher and there is plumbing for an automatic washing machine. Having feature marble tiling to the splashback, a herringbone wood grain effect luxury vinyl floor, a tall store cupboard and a modern vertical radiator. Having UPVC double glazed windows to the front and rear elevation and UPVC double glazed French doors provide access to the rear garden and patio.



First Floor Landing

13'6" x 7'4" x 5'11" x 3'5" (4.13 x 2.26 x 1.81 x 1.06)

A galleried landing having two central heating radiators and two UPVC double glazed windows to the front elevation.

Bedroom One

16'2" x 13'5" (4.93 x 4.11)

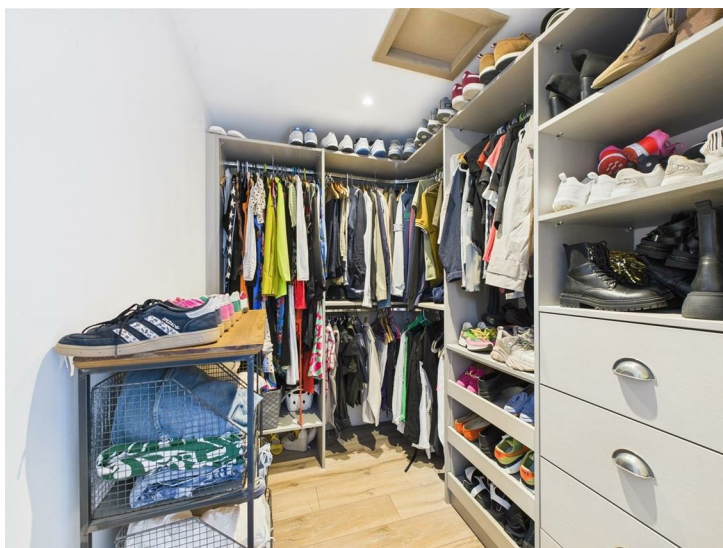
Having a barn style entrance door, two central heating radiators, inset spotlighting and UPVC double glazed windows to the front and rear elevation providing open views of Belper and the countryside beyond.



Dressing Room

7'3" x 5'9" (2.23 x 1.76)

Comprehensively fitted with a range of hanging, shelving and drawers with a wood grain effect floor, inset spotlighting to the ceiling and access is provided to the roof space.



En-Suite Bathroom

10'0" x 7'3" (3.07 x 2.23)

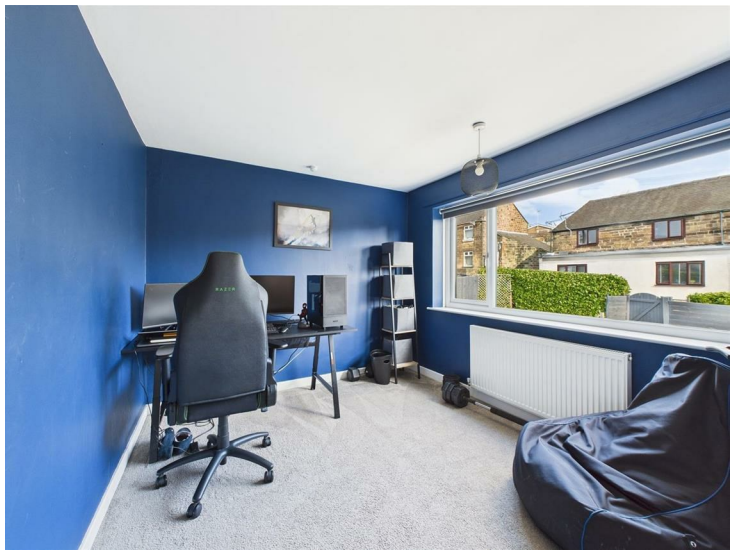
Appointed with a luxurious four piece suite comprising a freestanding bath, an open walk-in shower cubicle with mains fed shower over, a porcelain sink and a low flush WC. Having modern tiling to wall splashback areas, inset spotlighting, extractor fan, wood grain effect floor and a wall mounted heated towel rail. There is a UPVC double glazed window with frosted glass to the rear.



Bedroom Two

11'0" x 9'3" (3.36 x 2.83)

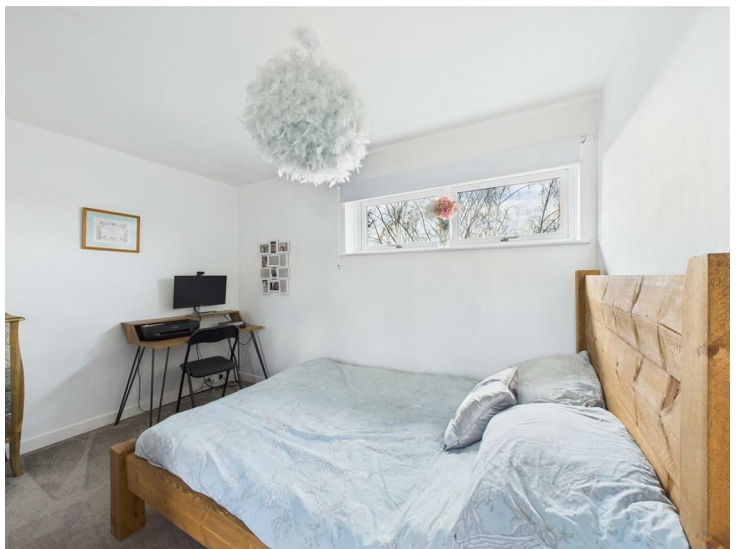
Having a central heating radiator and a UPVC double glazed window to the rear elevation. Having a fitted clothes rail made from upcycled material.



Bedroom Three

11'3" x 8'11" (3.43 x 2.72)

Having a central heating radiator and a UPVC double glazed window to the front elevation.



Bedroom Four

10'10" x 8'10" (3.32 x 2.71)

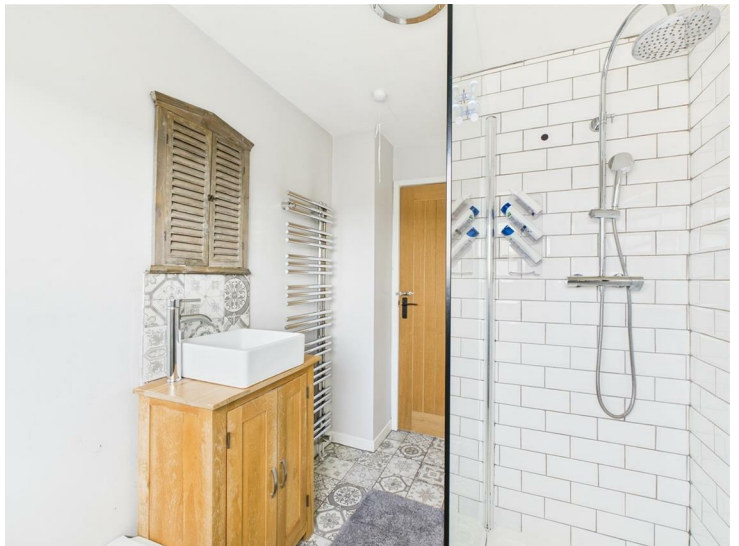
Having a central heating radiator and UPVC double glazed windows to the front and side elevation overlooking the garden and views of Belper beyond.



Shower Room

6'6" x 6'2" (1.99 x 1.89)

Appointed with a modern white suite comprising a walk-in shower cubicle with glass shower screen and mains fed shower over, a vanity wash handbasin with useful cupboards beneath and a low flush WC. Having modern metro tiling to all splash back areas, feature patterned tiling to the floor and sink splashback, a wall mounted chrome heated towel rail and a UPVC double glazed window to the rear. There is a built-in cupboard providing excellent storage space.



Outside

To the front of the property a generous driveway provides ample off road parking leading to the garage and gated side access leading to the front garden. The front enclosed garden has an extensive paved patio and a lawn with timber edging. There is a raised timber deck to the side providing an excellent seating area and a further extensive paved patio to the side, perfect for Al Fresco dining/entertaining. There is also a metal shed, outside tap and outside power sockets. The garden enjoys far reaching view over Belper.



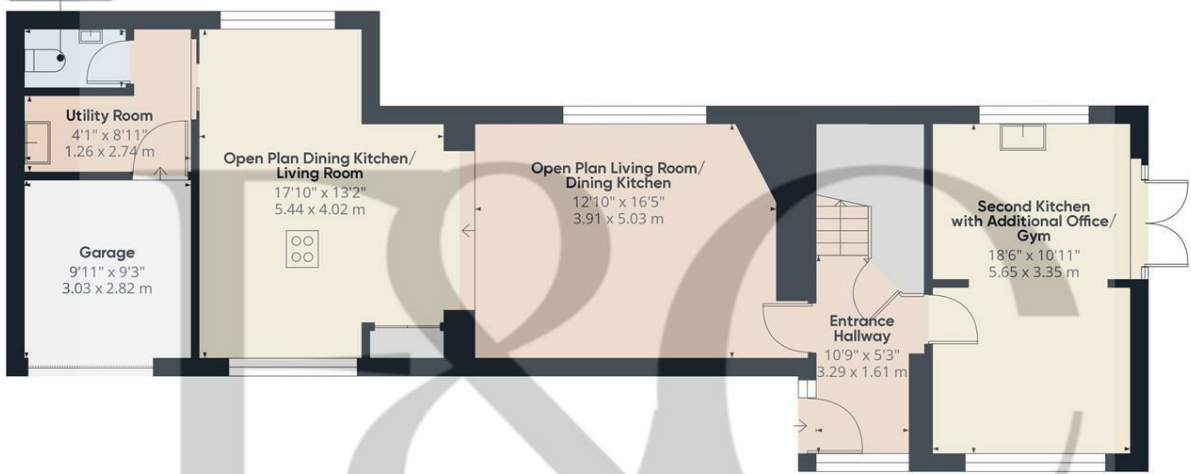
Garage

9'11" x 9'3" (3.02m x 2.82m)

Having light, power and an internal door to the utility room.

Council Tax Band D

Cloakroom
3'5" x 5'7"
1.05 x 1.71 m



Approximate total area[®]
910.18 ft²
84.56 m²

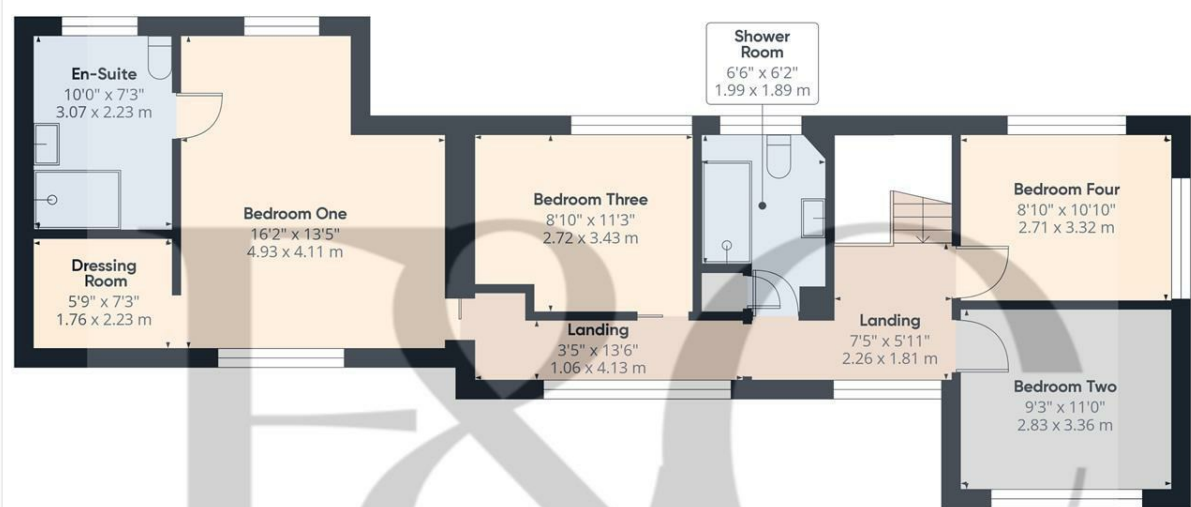
(1) Excluding balconies and terraces.

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.

GIRAFFE360

Floor 0



Approximate total area[®]
781.57 ft²
72.61 m²

(1) Excluding balconies and terraces.

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GIRAFFE360

Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	73	
(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	

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Council Tax Band: D
Tenure: Freehold

