



4 Bed House - Detached

66 Whitemoor Lane, Belper DE56 0HD

Offers Over £499,950 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- A Superbly Appointed Detached Residence
- Additional One Bedroom Annex
- Hallway & Family Shower Room
- Lounge And Conservatory/Sun Room
- Open Plan Kitchen/Living/Dining Area With Log Burner
- Three Bedrooms (En Suite Bathroom To Bedroom One)
- Extensive Plot With Parking For Several Vehicles
- Mature Gardens
- Detached Double Garage And Workshop
- Convenient For Town Centre Amenities, A6, A38 and M1

A rare opportunity to acquire a superbly presented detached residence with an attached one bedroom Annex, ideal for a relative or Holiday Let.

Located within a short walk of Belper Town Centre and all local amenities this property really needs to be viewed to be fully appreciated.

Accommodation includes a hallway, ground floor shower room, spacious lounge, a comprehensively fitted kitchen and a living/dining room off with feature fireplace and cast iron log burner opening to a sun lounge/conservatory. To the first floor are three bedrooms and an en suite bathroom to the master bedroom.

The adjoining annex has an open plan kitchen/living/dining area with French doors to the garden. On the first floor is a double bedroom and en suite.

The property enjoys a generous plot with lawned gardens, patio areas for Al fresco living and an extensive driveway providing parking for numerous vehicles and leading to a Detached Double Garage and Workshop.

Conveniently positioned for easy connection to the A38, A6 and M1.

On The Ground Floor

Sun Room/Conservatory

13'1" x 7'3" (4.00 x 2.22)

Having UPVC double glazed windows and UPVC double glazed French doors provide access to the side of the house. Having a feature floor and UPVC bifold doors provide access to the living/dining kitchen. A UPVC double glazed door with obscure glass leads to the inner hall.



Inner Hallway

13'8" x 5'11" (4.17 x 1.81)

With a double built in cupboard providing storage space, a second downstairs storage area, a radiator and stairs leading off to the first floor.

Shower Room

7'6" x 3'11" (2.31 x 1.21)

Appointed with a modern three piece suite comprising a double shower cubicle with folding glass doors and shower over, a vanity wash handbasin with useful cupboards beneath and an inset WC. Having full modern tiling to the walls, feature tiled recess with light over, a tiled floor, wall mounted heated towel rail and spotlight into the ceiling. There is an extract fan and a UPVC double glazed window with frosted glass.

Lounge

16'2" x 16'0" (4.94 x 4.88)

Having a feature chimney breast housing an inset electric gas stove and an additional feature recess. there is a radiator and two UPVC double glazed windows.



Living/Dining Kitchen

22'11" x 11'0" (6.99 x 3.37)



Living/Dining Area

Having a feature Inglenook style fireplace with stone lintel, brick surround and backdrop and a feature stone hearth housing a cast iron log burning stove. Having inset spotlights to the ceiling, a feature radiator and a quality wood grain effect floor which continues through to the kitchen area. Bi folding doors open to the Sun Room/Conservatory.



Kitchen Area

Comprehensively fitted with a range of modern base cupboards, drawers, eye level units and larder cupboards with a complimentary worksurface over incorporating a sink/drain unit with mixer tap. Integrated appliances include an electric double oven, gas hob, extractor hood with light, a dishwasher, refrigerator and freezer. Tall cupboards provide excellent storage space. There is inset spotlighting to the ceiling, underlighting to the units and a built in wine rack. Having a UPVC double glazed window overlooking the garden. A door leads to the annex.



On The First Floor

Landing

7'8" x 5'10" (2.35 x 1.80)

A galleried landing with doors leading off to all bedrooms. There is a dado rail, radiator and access to the attic space.

Bedroom One

13'10" x 11'10" (4.23 x 3.62)

Appointed with a range of fitted wardrobes with sliding fronts providing excellent hanging and storage space. There is a shelved recess, a central heating radiator, a UPVC double glazed window and a door leads to the ensuite bathroom



En Suite

8'9" x 6'8" (2.68 x 2.05)

Appointed with a three-piece modern white suite comprising a corner bath with shower over, a vanity wash handbasin with useful cupboards beneath and a low flush WC. There is full tiling to the walls, a wood grain effect quality vinyl floor, a built-in cupboard providing storage space and a wall mounted mirror with feature lighting. There is an extractor fan, a wall mounted heated towel rail and a double glazed Velux style skylight window.



Bedroom Two

11'10" x 10'11" (3.63 x 3.34)

Having a triple fitted wardrobe with mirrored fronts which provides excellent hanging and storage space. There is a central heating radiator and a UPVC double glazed window to the front.



Bedroom Three

8'9" x 7'9" (2.68 x 2.37)

With a central heating radiator and a UPVC double glazed window to the side elevation.



Annex



Inner Hallway

4'4" x 3'2" (1.34 x 0.98)

Having stairs rising to the first floor

Open Plan Living/Dining/Kitchen

16'8" x 10'4" (5.10 x 3.17)

Comprehensively fitted with a range of base cupboards, drawers and eyelevel units with a complementary roll top work surface over incorporating a stainless steel sink /drainer unit with mixer tap. Integrated appliances include electric oven and microwave, a gas hob and extractor with splashback. There is plumbing for a dishwasher, plumbing for an automatic washing machine, a breakfast bar, central heating radiator and a wall mounted boiler (serving domestic hot water and central heating system). There is a UPVC double glazed French door providing access to the garden.



On The First Floor

Bedroom

15'0" x 8'1" (4.59 x 2.47)

Having a window to the rear overlooking the garden and a double glazed Velux window to the side. There is a cupboard which provides storage space and a door leads to the ensuite shower room.



En Suite

6'8" x 2'6" (2.05 x 0.77)

Appointed with a three-piece suite comprising a low flush WC, a wall mounted wash hand basin and shower cubicle with electric shower. Tiling to splashback areas and inset spot lights to the ceiling.

Outside

The property is nicely set back from the road behind double wooden gates and a sweeping driveway provides off road parking for several vehicles and leads to a Detached Double Garage and Workshop.

There is an additional gravelled area, potentially providing additional off road parking for cars or a motor home at the front of the plot.

The extensive gardens are mainly laid to lawn and are surrounded with a variety of mature trees, shrubs and flowering plants. Surrounding the rear of the house are paved patios with outside lighting which create an excellent space for Alfresco living and entertaining.



There is a delightful stream which runs through the plot. In addition there is a greenhouse.

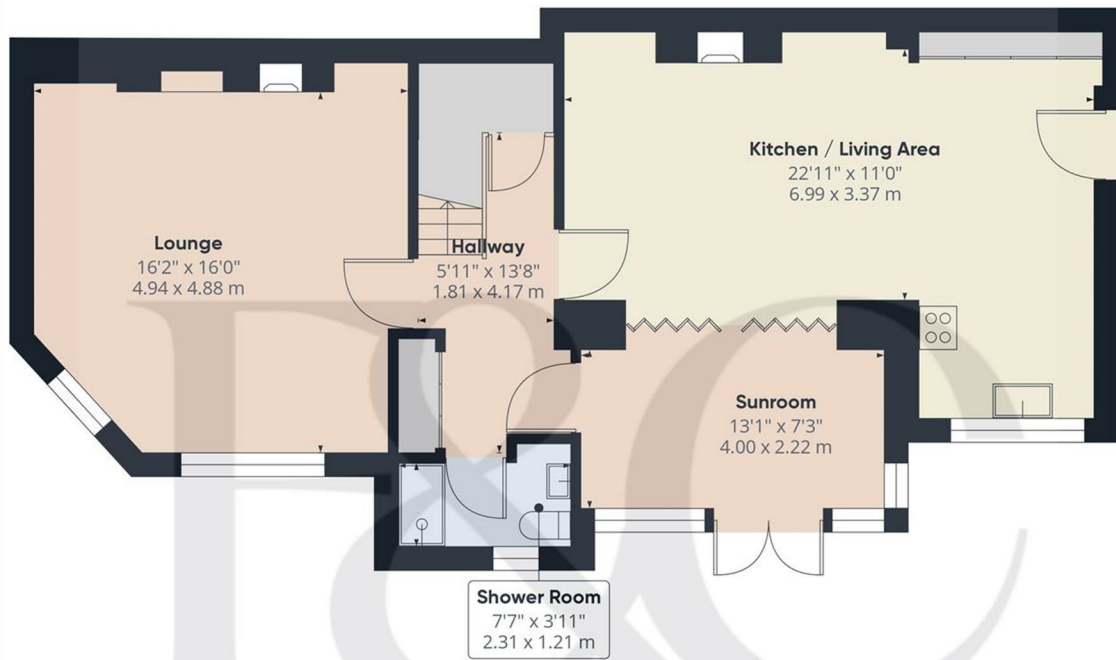
Detached Garage Plus Workshop

23'10" x 16'6" (7.27 x 5.04)

The double garage briefly comprises twin electric up and over doors which lead to a double garage space with light, power and potential further storage into the attic space.

In addition there is a workshop area which has a window to the side, a fitted worktop with useful cupboards and drawers beneath, light and power.

Council Tax Band D



Approximate total area⁽¹⁾
 789.75 ft²
 73.37 m²

(1) Excluding balconies and terraces

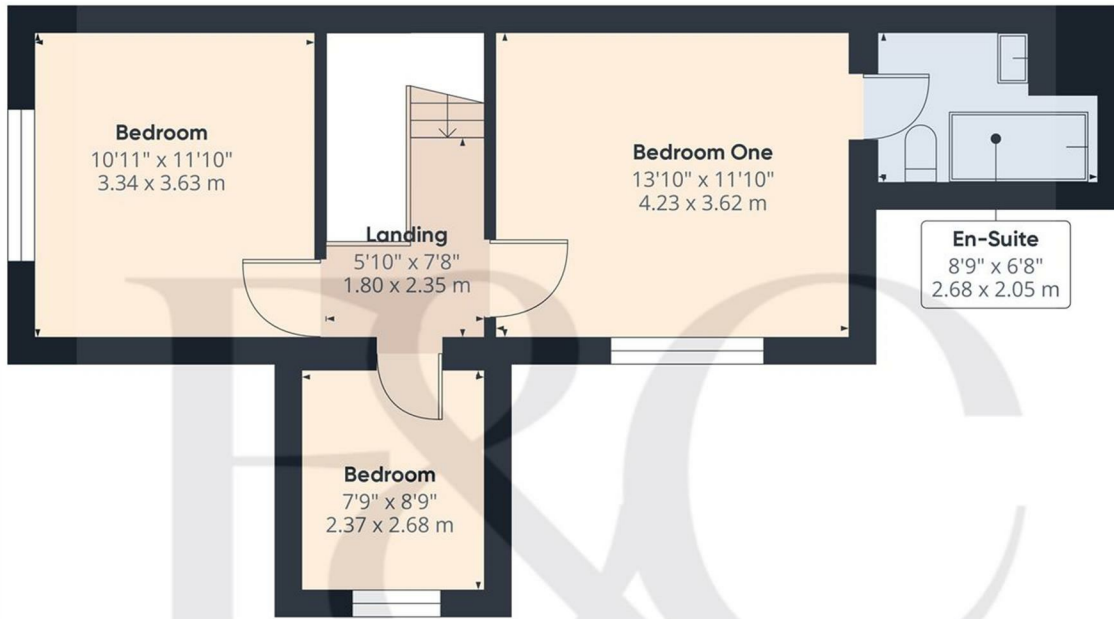
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 0 Building 1

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Approximate total area⁽¹⁾
451.22 ft²
41.92 m²

(1) Excluding balconies and terraces

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Floor 1 Building 1

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Floor 0 Building 3

Approximate total area⁽¹⁾

175.67 ft²
16.32 m²

Reduced headroom

5.7 ft²
0.53 m²

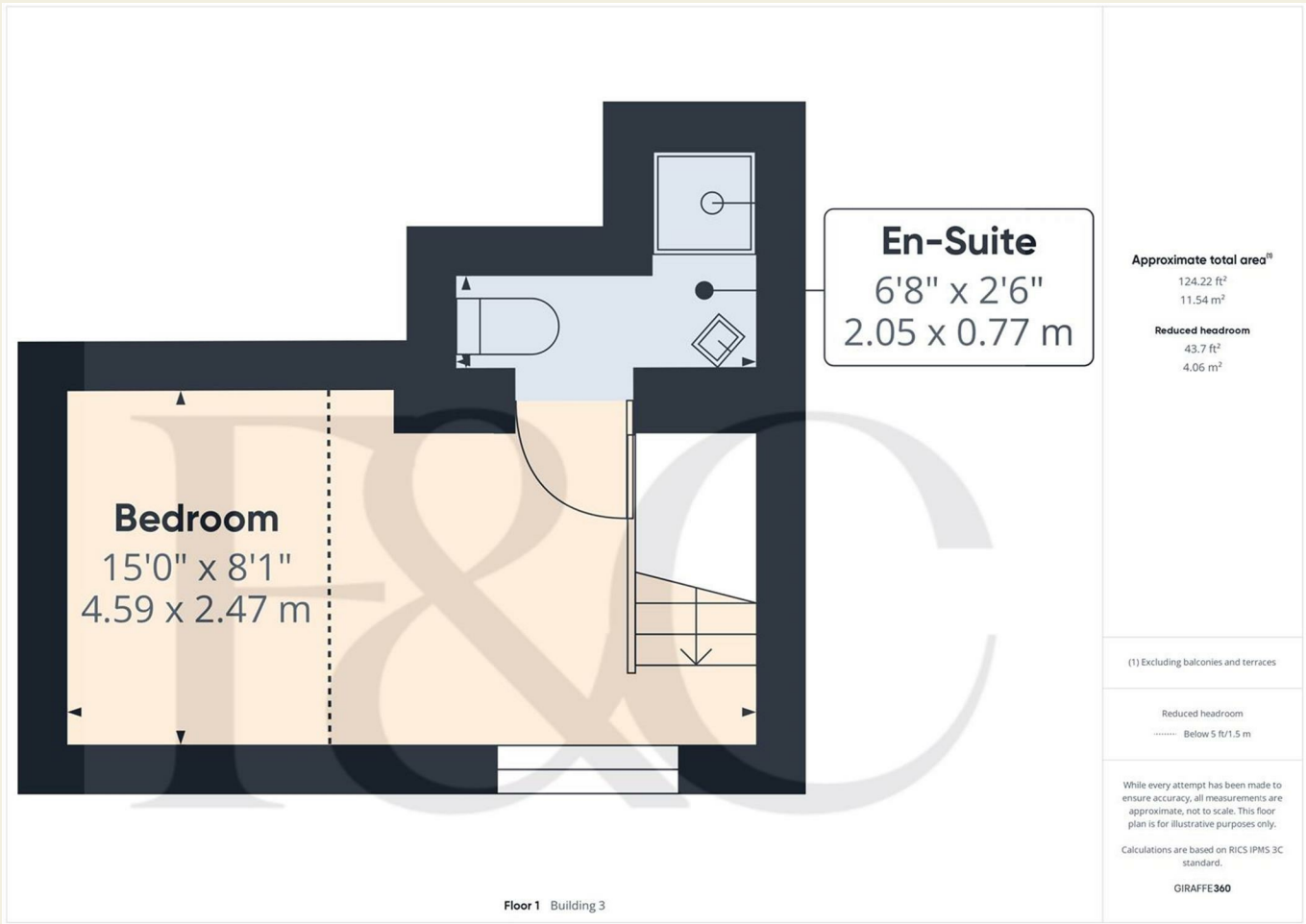
(1) Excluding balconies and terraces

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

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Approximate total area⁽¹⁾
385.89 ft²
35.85 m²

(1) Excluding balconies and terraces

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Floor 0 Building 2

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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