



Park Road  
Belper



## Property Description

Located on the Southern edge of Belper, this semi-detached home spans three floors and is being sold with NO ONWARD CHAIN, comprising in brief of an entrance hallway with spacious cupboard, cosy lounge, open plan kitchen/diner with convenient utility area and conservatory to onto the West facing garden. Upstairs a two double bedrooms, family bathroom and dressing area which leads to the master bedroom within the loft conversion benefiting from an en-suite bathroom. The property also benefits from a gated driveway to the front and spacious garden with two patio area's - perfect for entertaining; and a brick shed with power and light.

The property is conveniently located opposite from a bus stop and just 0.8 miles into Belper town centre providing access to the train station as well and loads of loved shops, cafe's and restaurants.

Notably, just a 4 minute walk to the Ofsted Good rated primary school - Herbert Strutt Primary School as well as in catchment for Belper School and Sixth Form Centre.

## Outside

To the front is a double gated driveway providing parking for multiple vehicles. Access via the side of the property to the rear garden. The rear West facing garden is laid to lawn with two spacious patio areas and a brick built shed (8'04" x 5'04") with power and light.

## Lounge

12' Plus Bay x 13' 9" ( 3.66m Plus Bay x 4.19m )

Wood laminate flooring, double glazed bay window to the front elevation, electric fireplace, wall-mounted radiator.

## Dining Room

8' 10" MAX x 9' 2" ( 2.69m MAX x 2.79m )

Open plan with the kitchen - Tiled flooring, double glazed sliding doors leading to the conservatory, wall-mounted radiator.

## Conservatory

9' 9" x 10' ( 2.97m x 3.05m )

Tiled flooring, double glazed windows to the rear and side elevation, UPVC French doors to the side elevation, wall-mounted radiator.

## Kitchen

7' 11" L Shape x 11' 4" ( 2.41m L Shape x 3.45m )

Open plan with diner - Tiled floor, double glazed window to the rear elevation, UPVC door to the side elevation. Wall and base units with wood effect worktop, feature alcove with Rangemaster electric oven and 5 ring gas hob; further space provided for a fridge/freezer, washing machine and tumble dryer.

## Bedroom Two

10' 5" MAX x 13' 5" ( 3.17m MAX x 4.09m )

Carpeted floor, two double glazed windows to the front elevation, wall-mounted radiator.

## Bedroom Three

10' 5" MAX x 10' 4" Plus Wardrobes ( 3.17m MAX x 3.15m Plus Wardrobes )

Laminate flooring, double glazed window to the rear elevation, wall-mounted radiator, fitted wardrobes.

## Bathroom

Tiled floor and walls, double obscure glazed window to the rear elevation, wall-mounted heated towel rail. Panel bath with shower over, W/C and hand-wash basin with cabinet.

## Dressing Area

12' 3" MAX x 4' 11" MAX ( 3.73m MAX x 1.50m MAX )

Carpeted floor, double glazed window to the side elevation, wall-mounted radiator, fitted wardrobe and understair cupboard.

## Bedroom One - Loft Conversion

16' 4" MAX x 15' 6" MAX, Restricted Head Height ( 4.98m MAX x 4.72m MAX, Restricted Head Height )

Carpeted flooring, double glazed window to the rear elevation, skylight to the front, two wall-mounted radiators,

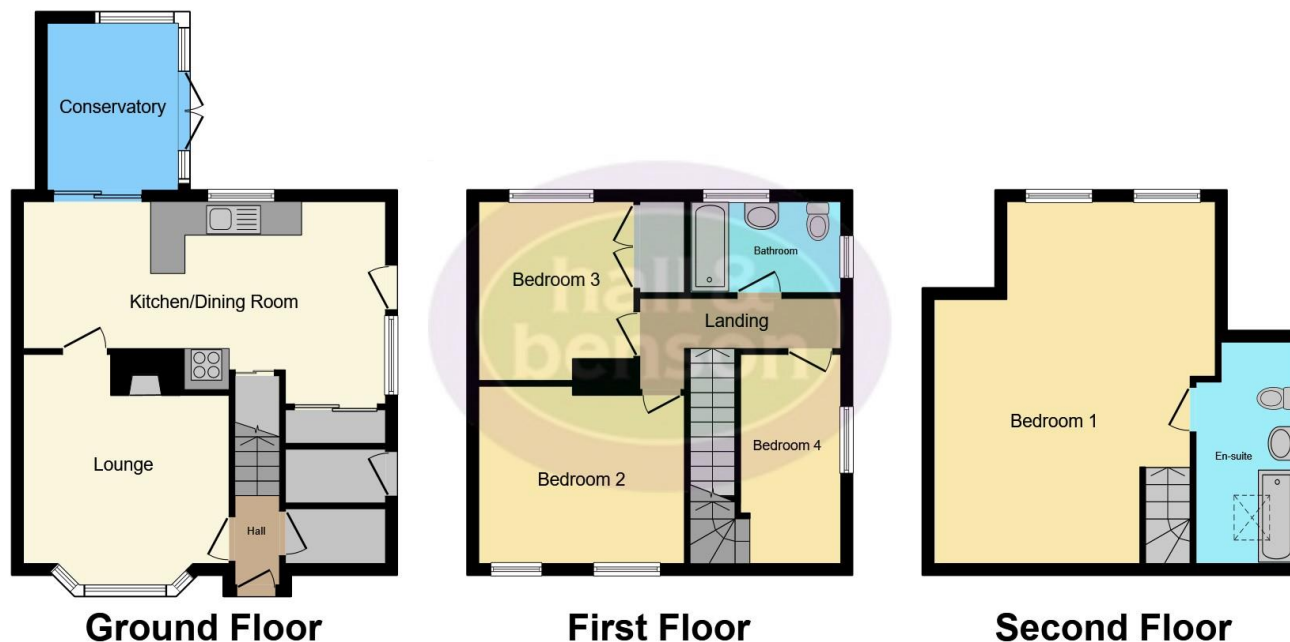
## En-Suite

Tiled floor and walls, skylight to the front elevation, wall-mounted heated towel rail. Panel bath, W/C and hand-wash basin.









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**EPC Rating: C**

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