



Prospect Drive  
Belper





## Property Description

Located in the picturesque town of Belper, Prospect House is a charming and characterful four-bedroom detached property. Originally built in 1928, the home has been tastefully extended with a timber-framed addition featuring classic wooden cladding. The property is approached via the original stone footpath, accessible from both Becksitch Lane and Prospect Drive.

A welcoming, spacious porch leads into a bright and airy open-plan dining area, which is enhanced by French windows and an adjacent large, light-filled kitchen space. On either side of the central staircase are two reception rooms; one boasts a cosy wood burner, while the other opens onto a glass-covered veranda with stunning southerly views over Belper and The Chevin. The ground floor also benefits from a second bathroom with a toilet and shower. Upstairs, you'll find four well-proportioned bedrooms, a family bathroom, and access to the loft.

Beneath the main living area, an undercroft-accessible from the side of the house-offers valuable additional storage space. The surrounding gardens add to the property's charm, and viewing is essential to fully appreciate this hidden gem.

Prospect House is ideal for family living, providing a peaceful haven in a sought-after location near excellent local schools. It is well-connected, with main transport links close by for easy commuting, and just a ten-minute walk to the town centre and its array of amenities.

## Entrance Hallway

Wood floor and concrete floor, double-glazed window to the front elevation, radiator and carpeted stairs leading to the first floor.

## Living Room

12' 6" x 10' 10" ( 3.81m x 3.30m )

Carpeted floor, feature fireplace with stone surround, radiator and double-glazed doors to the front elevation leading onto a porch external decked porch area.

## Shower Room

5' 8" x 5' 6" ( 1.73m x 1.68m )

Laminate floor, double-glazed window to the side elevation, radiator, W/C, wash-hand basin with tiled splash back and electric walk in shower.

## Dining Room

14' 10" x 9' 5" ( 4.52m x 2.87m )

Laminate flooring, two radiators, two skylights and double-glazed doors onto the rear elevation and a barn style door to the side, also featuring open shelved storage as you lead into the kitchen and a partially open plan feel with a stylish wall cut out which helps flood the space with natural light.

## Kitchen

14' 2" x 6' 4" ( 4.32m x 1.93m )

Wood effect laminate flooring, two double-glazed window to the rear elevation, one to the front and an additional two skylights above. Collection of wall and base cabinets with stainless steel worktops over, a ceramic

Belfast sink with mixer tap and tile splash back with space for an oven with hob, washing machine, tumbler dryer and fridge freezer.

## Lounge

11' 4" Into recess x 12' 5" Including bay ( 3.45m Into recess x 3.78m Including bay )

Wood floor, double-glazed bay window to the front elevation, radiator, built-in shelving and feature log burner.

## Landing

Carpeted floor.

## Bedroom One

12' 5" x 10' 2" Plus recess ( 3.78m x 3.10m Plus recess )

Wood floor, double-glazed window to the front elevation, feature fireplace, radiator and fitted wardrobes.

## Bedroom Two

10' 10" x 8' 11" Including recess ( 3.30m x 2.72m Including recess )

Wood floor, double-glazed window to the front elevation, radiator.

## Bedroom Three

10' 11" x 7' 3" ( 3.33m x 2.21m )

Carpeted floor, double-glazed window to the rear elevation, radiator.

## Bedroom Four

7' x 9' 6" Restricted headheight ( 2.13m x 2.90m Restricted headheight )

Carpeted flooring, skylight to the rear elevation with entrance via a separate room,

currently perfectly used as a wardrobe space!

## Bathroom

Wood floor, obscure double-glazed window to the front elevation, radiator, W/C, wash-hand basin, freestanding roll-top bath.

## Outside

The property benefits from a high degree of privacy, sitting on a secluded triangular plot with the front garden mostly laid to lawn with a canopy covered decking area and mature boarders and walled hedges surrounding. To the rear is a lawned garden with a storage area and full matured flower beds with a further patio area perfect for entertaining in the summer months.

There is no private parking with the property however, parking is easily accessible at the top of the footpath on Beckstitch Lane.













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EPC Rating: D Council Tax  
 Band: C

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Tenure: Freehold



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