



Nottingham Road  
BELPER





### Property Description

A stunning traditional 1930's three bedroom semi detached property extremely well presented in the popular location of Belper. Nottingham road is just a short walk to the town centre with an abundance of amenities including the award winning high street, independent shops and cafes along with great transport links from Belper Train station and Belper Bus stations. In brief the property compromises of an inviting entrance hallway, a downstairs WC, front lounge with multi fuel burner and an open plan kitchen dining room with french doors to the rear garden. To the first floor are three bedrooms, two double and a single room used as an office and a fitted family bathroom. Outside there is a paved driveway to the front for off road parking and gated access to the rear. The rear garden is landscaped with seating areas, feature pond, flower beds, brick built store and a large shed. Viewing essential to appreciate this property.

### Entrance Hallway

Entrance via a traditional storm porch, Composite door to the front elevation, tiled flooring, stairs to the first floor landing radiator and doors to;

### Wc

Located under the stairs, a low level WC, vanity hand wash basin and a UPVC double glazed window to the side elevation.

### Lounge

13' 7" Into Bay x 11' 11" Into recess ( 4.14m Into Bay x 3.63m Into recess )

A double glazed bay window to the front elevation, feature log burning stove with brick surround and flagstone hearth. Carpet flooring and radiator.

### Kitchen Diner

18' 10" Into recess x 7' 9" ( 5.74m Into recess x 2.36m )

Open plan kitchen dining room with a shaker style kitchen, wooden effect work surfaces incorporating a stainless steel sink and drainer unit. built in oven with gas hob and hood over and wall mounted enclosed combi boiler. Tiled splash backs, wooden effect flooring throughout kitchen and dining area, radiator and UPVC double glazed window and French doors to the rear garden.

### First Floor Landing

UPVC double glazed opaque window to the side elevation, carpet flooring doors leading to;

### Bedroom One

11' 11" Into recess x 11' 5" ( 3.63m Into recess x 3.48m )

UPVC double glazed bay window to the front elevation, carpet flooring and radiator.

### Bedroom Two

11' 10" Into alcove x 11' 4" ( 3.61m Into alcove x 3.45m )

UPVC double glazed window to the rear

elevation, carpet flooring and radiator

### Bedroom Three

7' 7" x 6' 5" ( 2.31m x 1.96m )

UPVC double glazed window to the front elevation, carpet flooring and radiator.

### Bathroom

Family bathroom fitted with a paneled bath with shower over and vanity unit incorporation a WC and hand wash basin. Tiled walls, heated towel rail, vanity mirror and a UPVC double glazed opaque window to the rear.

### Outside And Parking

To the front of the property is a block paved driveway providing off road parking and a pathway leading to the rear.

The rear garden is well maintained with a paved patio for seating, lawned garden with central pathway leading to a further paved seating area. A large shed is used for storage and a brick built outhouse with UPVC window and electricity. The garden is enclosed with a fenced boundaries.

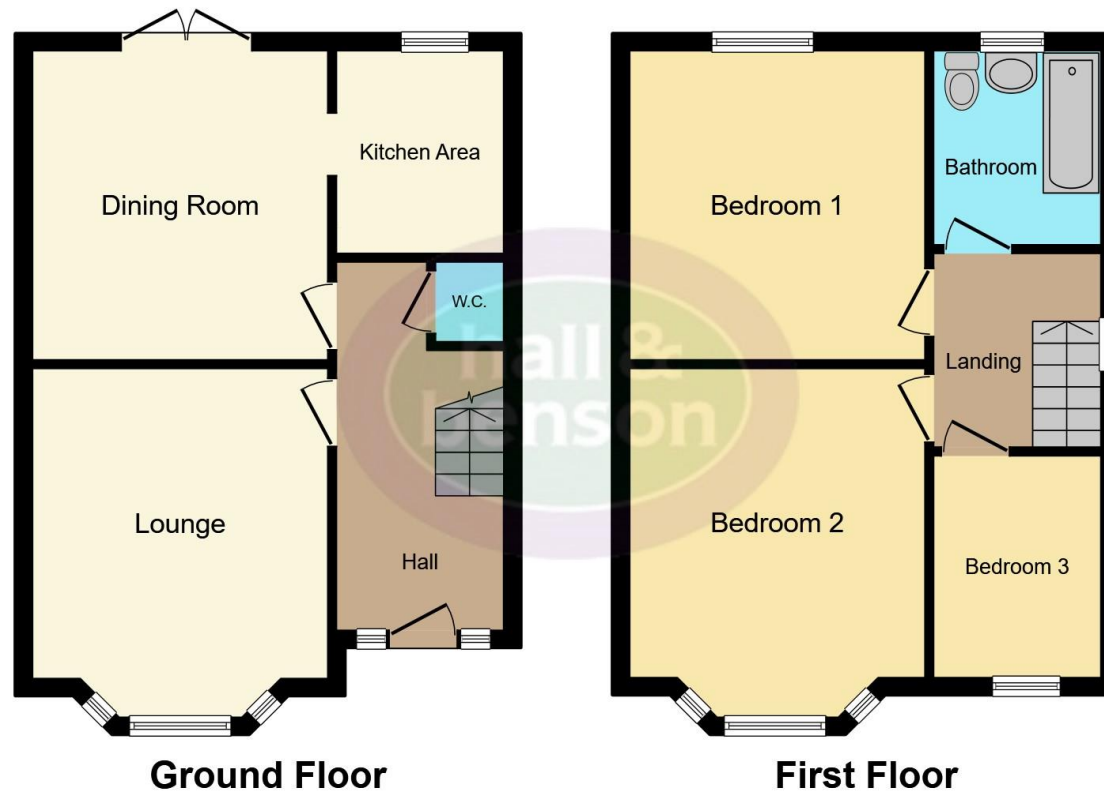












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EPC Rating: C Council Tax  
 Band: B

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Tenure: Freehold



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