



## 15 Scott Drive, Belper, Derbyshire, DE56 0JG

**£425,000**

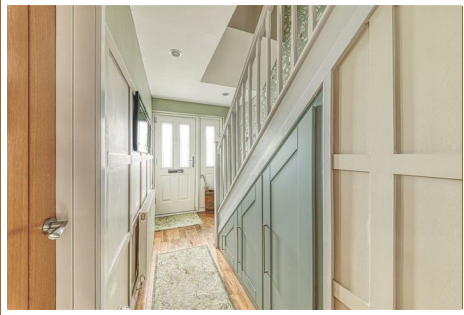


A beautifully presented modern detached family home situated in a cul de sac location. The extended accommodation has an impressive living dining kitchen with four bedrooms. Having car parking for several vehicles, garage and landscaped gardens. Offered with vacant possession/ no chain.



# 15 Scott Drive, Belper, Derbyshire, DE56 0JG

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The welcoming accommodation comprises an entrance hallway, guest WC, family room, spacious lounge with bi-fold doors and a generous living dining kitchen, well equipped with quality units, dining space and a snug with a high ceiling and bi-fold doors opening onto the patio. To the first floor there is a family bathroom, four good sized bedrooms (principal bedroom with ensuite and walk-in wardrobe).

Benefitting from quality UPVC double glazed windows and doors, security alarm and gas central heating. Internally the property is beautifully decorated with solid wood flooring and doors, stylish decor and quality tiling. There is an EV charging point.

Occupying a generous corner plot, the property has ample off road parking and hard standing, which leads to an integral garage. The fully enclosed rear garden is landscaped with a sunny patio, well stocked rockery garden and steps to an elevated lawn area with established trees, shrubs and flowering plants to the borders.

Situated to the outskirts of Belper, yet conveniently within easy reach of local amenities and the town with its busy railway station, excellent shopping, schools, bars, restaurants and leisure facilities. Having access to major road links ie A38, M1 to Derby and Nottingham, whilst the A6 provides the gateway to the stunning Peak District.

## ACCOMMODATION

A stylish half glazed composite entrance door allows access.

## RECEPTION HALLWAY

There is solid wood flooring, feature panelled wall, radiator, useful under stairs storage, inset spot lighting and stairs climb to the first floor.

## GUEST WC

Recently updated with a vanity wash hand basin, low flush WC, radiator, complementary wall tiling and solid wood flooring.

## LOUNGE

14'9 x 12' (4.50m x 3.66m)

A spacious and relaxing room with matching solid wood flooring, a stone effect fire surround with marble hearth, pewter and cast iron insert housing a gas fire. There is coving to the ceiling, radiator, TV aerial point, satellite connection and Bi-fold UPVC glazed doors open onto the garden.

## IMPRESSIVE LIVING DINING KITCHEN

19'3 x 15'9 extending to 24'2 overall measurements (5.87m x 4.80m extending to 7.37m overall measurement)

A superb open plan family space with a dining area, snug and a quality fitted kitchen.

## KITCHEN

Comprehensively appointed with a range of navy blue base cupboards, drawers, eye level

and larder units with a grey wood effect work surface over incorporating a one and a half stainless steel sink drainer with mixer and granite effect splash back tiling. A central island with contrasting base units and wood grain top creates a generous breakfast bar. Integrated appliances include a double electric oven and grill, five ring gas hob, extractor hood, dishwasher, plumbing for a washing machine and housing for an American style fridge freezer. There is porcelain tiled flooring, inset mood lighting, two radiators and a UPVC double glazed window to the rear.

### **DINING AREA**

15'9 x 10'3 (4.80m x 3.12m )

Having pendant lighting and Bi-fold glazed doors, opening onto the patio.

### **SNUG AREA**

11'5 x 9'9 (3.48m x 2.97m )

A naturally light space with a double height ceiling, UPVC double glazed window to the front, Velux skylight and inset spot lighting.

### **FAMILY ROOM**

14' x 8'8 into bay (4.27m x 2.64m into bay)

There is solid wood flooring, radiator and a UPVC double glazed box bay window to the front.

### **TO THE FIRST FLOOR**

### **LANDING**

Having inset spot lighting, a built-in airing cupboard provides linen storage and there is access to the part boarded roof void, via a ladder with light.

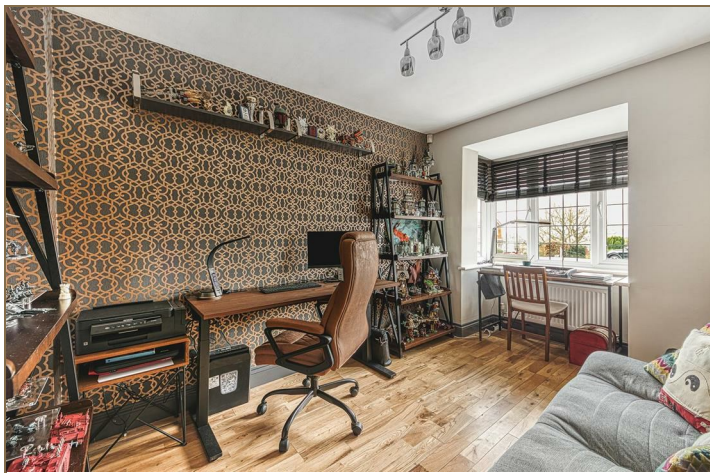
### **BEDROOM ONE**

11'5 x 10'4 (3.48m x 3.15m )

There are twin UPVC double glazed windows to the front elevation, radiator, TV aerial point and a walk-in wardrobe with hanging and shelving facility and radiator.

### **ENSUITE**

Appointed with a shower enclosure with a thermostatic shower, wall mounted vanity wash hand basin and low flush W C , complementary half tiling, wood grain effect



LVT flooring, UPVC double glazed window to the side elevation, extractor fan, shaver point and a heated towel radiator.

### **BEDROOM TWO**

10'3 x 8'6 (3.12m x 2.59m )

Having a UPVC double glazed window to the rear elevation, radiator, and a built-in double wardrobe providing hanging and shelving.

### **BEDROOM THREE**

10'3 x 8'5 (3.12m x 2.57m )

There is a UPVC double glazed window to the rear elevation and a radiator.

### **BEDROOM FOUR**

8'5 x 7'5 (2.57m x 2.26m )

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

### **FAMILY BATHROOM**

Beautifully appointed with a panelled bath with a thermostatic shower over and glazed screen, wall mounted vanity wash hand basin and a close coupled WC, complementary wall tiling with contrast border tile, radiator, inset

spot lighting, extractor fan, shaver point and a UPVC double glazed window to the rear elevation.

### **OUTSIDE**

To the front of the property is a generous block paved driveway providing off road parking and hard standing for several vehicles. There is a mature flower bed, outside lighting and EV charger. A path to the side provides access through a secure gate to the rear.

### **GARAGE**

17'6 x 7'10 (5.33m x 2.39m )

Having an electronic roller shutter door, light and power. The wall mounted Worcester boiler serves the domestic hot water and central heating system.

### **GARDEN**

The sunny rear garden has a paved seating area, perfect for alfresco dining and entertaining. There is a mature rockery garden well stocked with flowering plants, outside lighting, double power points and tap.



Steps climb to an elevated lawned garden with mature trees and shrubs to the boundary.



## Road Map



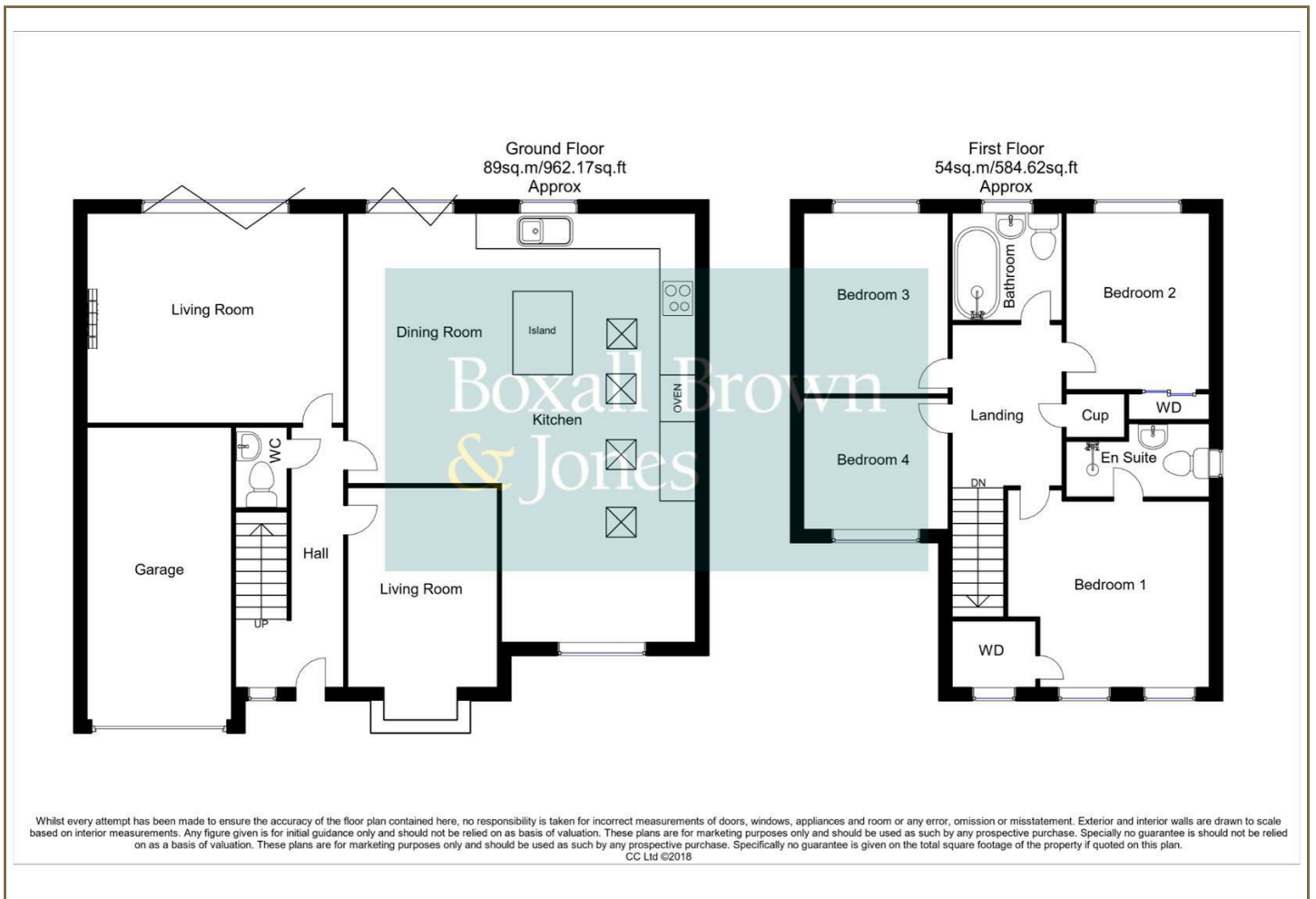
## Hybrid Map



## Terrain Map



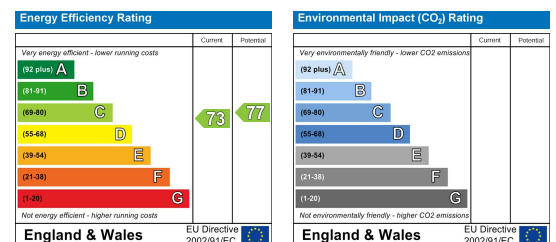
## Floor Plan



## Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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