



## 3 Bed House - Semi-Detached

12 Bullsmoor, Belper DE56 1JS  
Offers Around £349,950 Freehold



**Fletcher  
& Company**

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Extended Semi-Detached Home with Open Views & Garage/Workshop
- Cul-de-Sac Location - Private Drive
- Easy to Belper Town Amenities - Bus/Train Service & Countryside Walks
- Lounge/Dining Room, Conservatory, Kitchen
- Three Bedrooms & Family Bathroom
- Front & Rear Gardens - Home Office/Studio
- Brick Detached Garage/Workshop
- No Chain Involved
- Open Views/Countryside - The Open Land is Protected Land by English Heritage
- Popular Quiet Location

A three bedroomed semi detached house with garage/workshop in a quiet cut de sac location up a private drive over looking the beautiful fields of Bullsmoor. Walking distance of Belper Pottery Primary School, Belper Secondary School, Sports Centre and Swimming Pool.

#### The Location

The house is situated within easy access to the centre of Belper, which provides an excellent range of amenities including a supermarket, shops, education at all levels, Railway Station, public houses, restaurants and recreational facilities.

The village of Duffield is some three miles to the south and the City of Derby is eight miles to the south. The famous market town of Ashbourne, known as the gateway to Dovedale and the Peak District National Park, lies approximately ten miles to the west.

For those who enjoy the outdoor pursuits the nearby Derbyshire countryside provides some delightful scenery and walks along the banks of the River Derwent.

#### Hallway

15'1" x 6'2" (4.61 x 1.90)

With deep skirting boards and architraves, high ceiling, radiator and staircase leading to first floor.

#### Cloakroom

4'10" x 2'10" (1.48 x 0.87)

With low level WC, wash basin, radiator and double glazed window.

#### Lounge/Dining Room

24'6" x 10'3" (7.49 x 3.14)

### Lounge Area

With log burner, deep skirting boards and architraves, high ceiling, coving to ceiling, radiator and double glazed window to front.



### Dining Area

With deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, open archway leading to lounge area and double glazed French doors opening onto conservatory.



### Kitchen

15'10" x 7'8" (4.83 x 2.36)

With one and a half sink unit with mixer tap, wall and base units with matching work tops, built-in five ring gas hob, built-in electric fan assisted oven, wall mounted boiler, plumbing for washing machine, plumbing for dishwasher, spotlights to ceiling, radiator, double glazed window to side and double glazed window to front.



### Conservatory

16'1" x 12'2" (4.91 x 3.71)

With wood effect floor, radiator, double glazed windows and double glazed doors opening onto rear garden.

### First Floor Landing

10'5" x 4'8" (3.20 x 1.43)

With deep skirting boards and architraves, high ceiling, access to roof space and side double glazed window.

### Bedroom One

12'0" x 11'8" (3.67 x 3.58 )

With a good range of fitted wardrobes with matching dressing table, deep skirting boards and architraves, high ceiling, radiator, open views to rear, double glazed window and internal panelled door.



### Bedroom Two

12'0" x 10'2" (3.66 x 3.10 )

With chimney breast with wardrobes either side, deep skirting boards and architraves, high ceiling, radiator, double glazed window to front and internal panelled door.



### Bedroom Three

7'2" x 6'3" (2.19 x 1.91)

With deep skirting boards and architraves, high ceiling, radiator, open views to rear, double glazed window and internal panelled door.



### Spacious Bathroom

13'2" x 7'11" (4.02 x 2.42)

With bath, pedestal wash handbasin, separate shower cubicle, radiator, storage cupboards, double glazed window to front and internal panelled door.



### Separate WC

4'9" x 2'5" (1.45 x 0.74)

With WC, radiator, double glazed window to side and an internal panelled door.

### Front Garden

The property is set back by a lawned fore garden with Indian stone pathway leading to entrance door and attractive tree. Log store.

### Rear Garden

To the rear the property is an enclosed rear garden with patio, fencing and enjoys open views over fields and beyond.



### Home Office

11'8" x 8'5" (3.57 x 2.58)

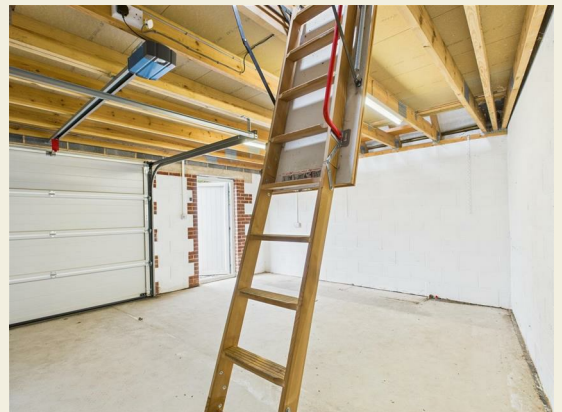
With power and lighting, double glazed window and double glazed French doors.



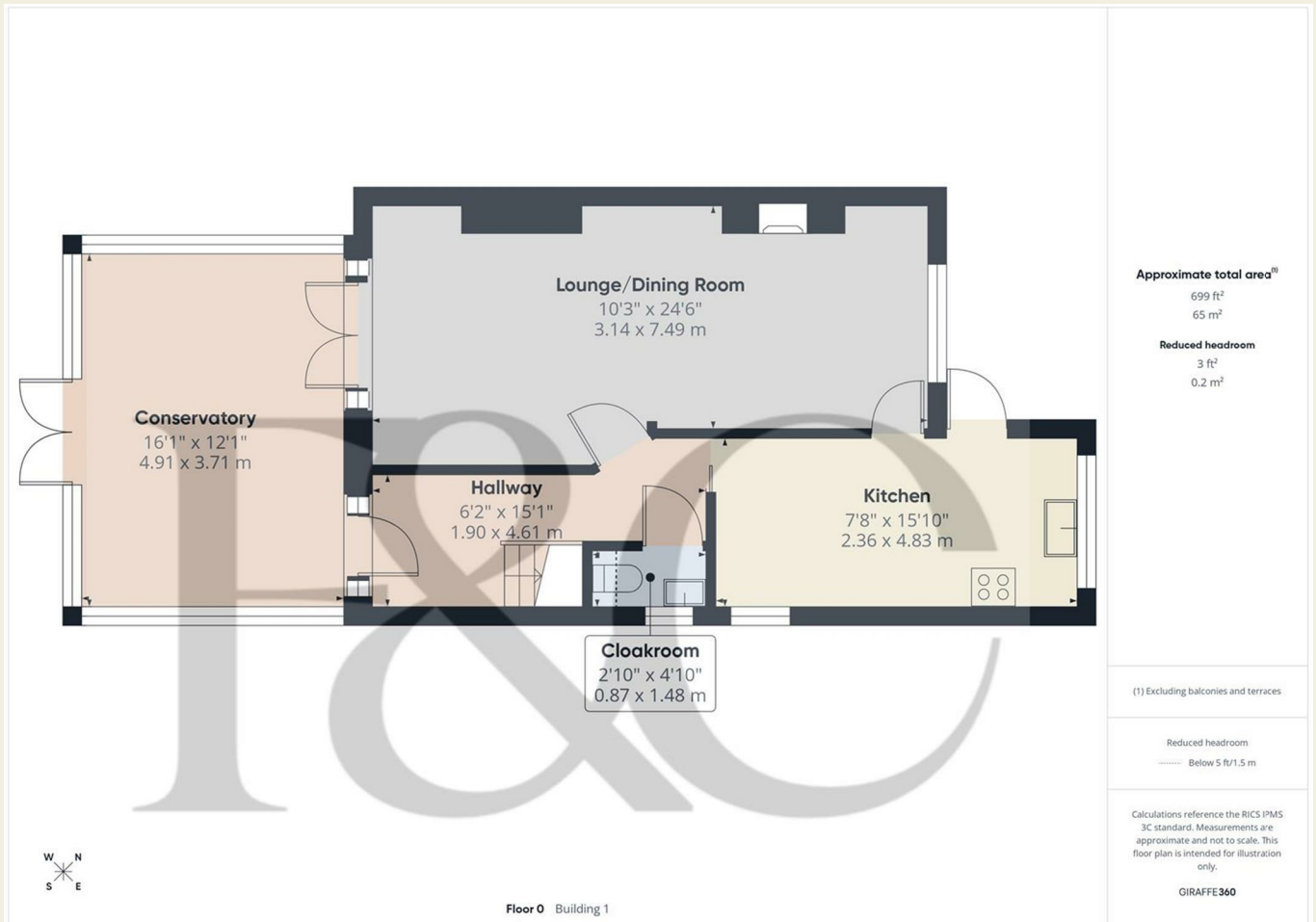
### Detached Brick & Tiled Built Garage/Workshop

18'2" x 14'11" & 19'7" x 17'2" (5.55 x 4.55 & 5.98 x 5.24)

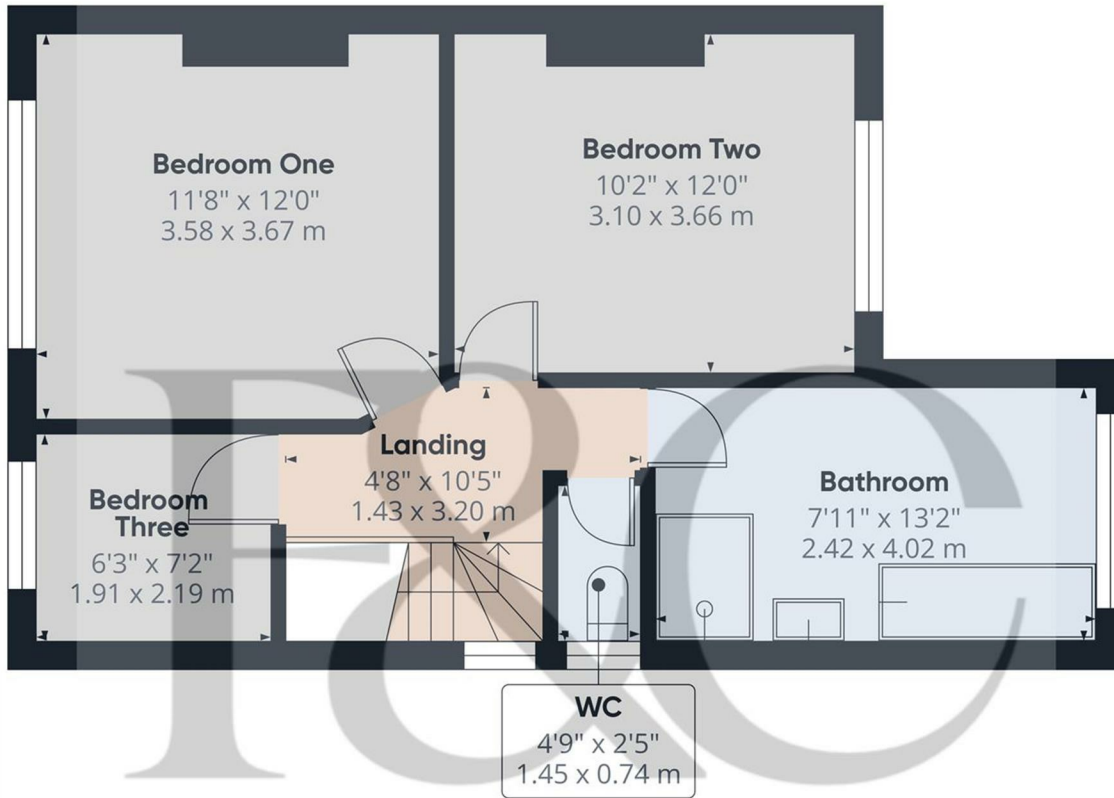
With concrete floor, power, lighting, front personnel door, front electric door and loft ladder giving access to boarded roof space for storage. The strip of land to the side of the garage with the wooden door also belongs to the property.



Council Tax Band - C  
Amber Valley



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**Approximate total area<sup>(1)</sup>**  
454 ft<sup>2</sup>  
42.2 m<sup>2</sup>

(1) Excluding balconies and terraces

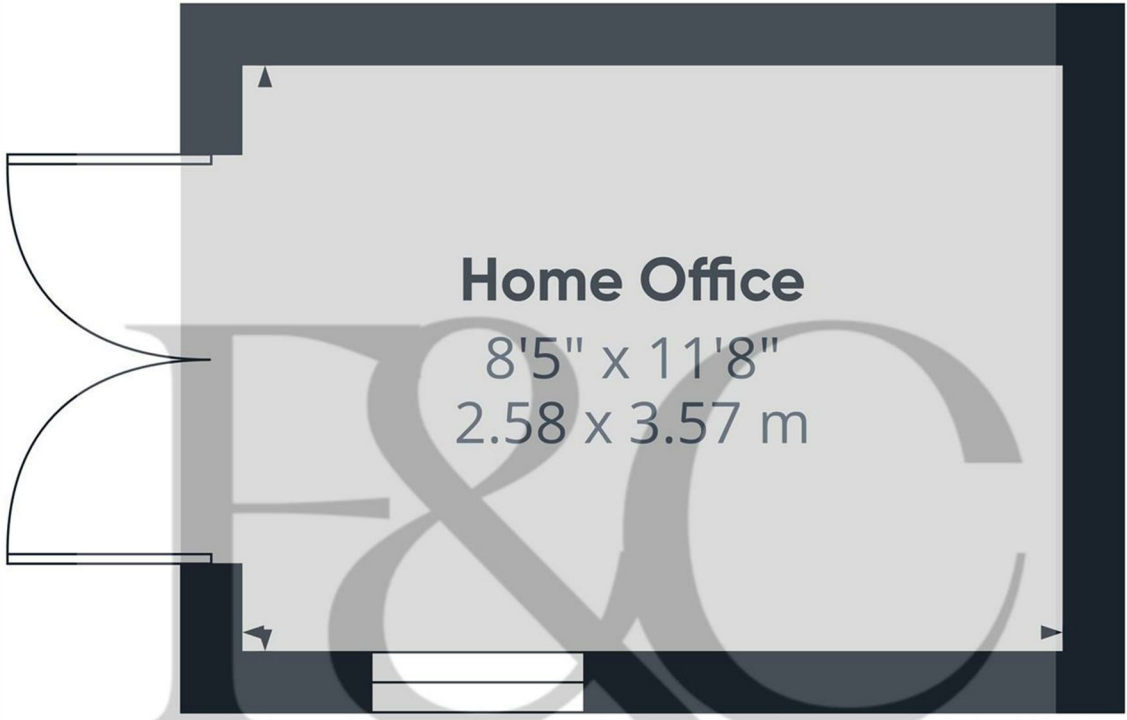
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1 Building 1

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# Home Office

8'5" x 11'8"  
2.58 x 3.57 m

Approximate total area<sup>(1)</sup>  
101 ft<sup>2</sup>  
9.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 0 Building 3

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**Garage/Workshop**

18'2" x 14'11"  
5.55 x 4.55 m



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
293 ft<sup>2</sup>  
27.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1 Building 2

**Approximate total area<sup>(1)</sup>**

311 ft<sup>2</sup>  
28.9 m<sup>2</sup>

**Reduced headroom**

178 ft<sup>2</sup>  
16.6 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

----- Below 5 ft/1.5 m

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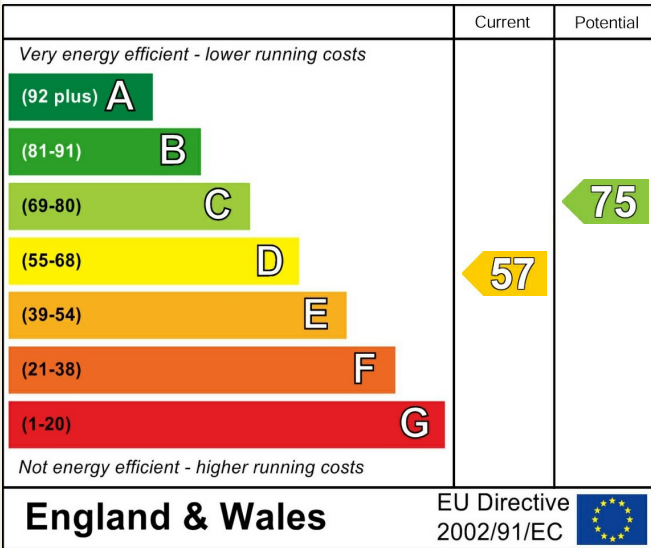
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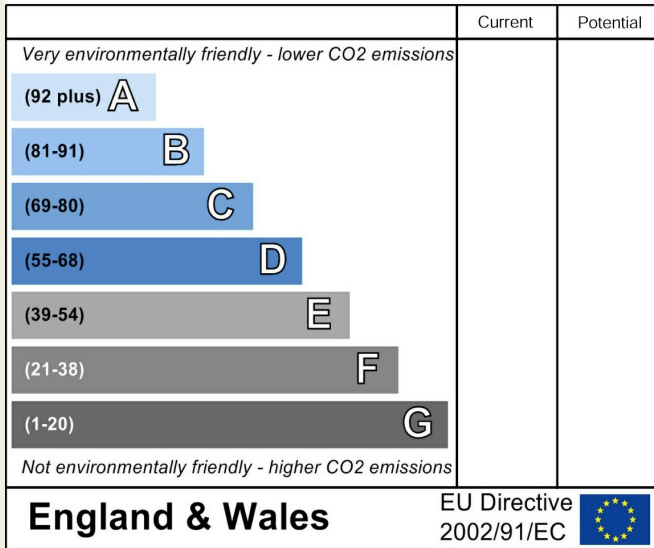
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### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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