

# Fletcher & Company

9 Haslam Place, Belper, DE56 0AG

---

Offers Around £635,000

Freehold

---



- A Generously Proportioned House With Accommodation On Three Floors
- Entrance Hall, Cloakroom/WC And Office/Playroom
- Lounge Opening To A Separate Dining Room
- Superbly Appointed Living/Dining Kitchen And Utility
- Principal Bedroom With Dressing Room And En Suite Bathroom
- Double Bedroom Two With En Suite
- Three Further Double Bedrooms
- Family Bathroom And Shower Room
- Driveway And Double Garage
- Landscaped Rear Garden With Open Aspect





## Summary

---

Located in the desirable cul-de-sac of Haslam Place, Belper, this generously proportioned detached family home offers versatile accommodation spread over three floors.

Upon entering, you are greeted by a welcoming hallway that leads to three well-appointed reception rooms and has a cloakroom/WC off. The lounge provides a cosy space for relaxation, while the dining room is ideal for entertaining guests. Additionally, the study or playroom offers flexibility for those working from home or leisure activities. The heart of the home is undoubtedly the quality living/dining kitchen, which boasts modern fixtures and ample space for family gatherings. French doors lead to the garden and there is a utility room off.

With a total of five spacious double bedrooms, including two with their own ensuite and the main bedroom with a dressing room, this property is perfect for families seeking both comfort and convenience.

The property features a family bathroom and an additional shower room, ensuring that all members of the household have access to essential amenities.

Outside, the double garage provides secure parking for two vehicles, with additional space for two more cars on the driveway.

The garden is a delightful retreat, with extensive patio, timber gazebo and a lawned garden offering a perfect space for outdoor living and entertaining. There is open countryside to the rear.

In summary, this detached house in Haslam Place is a rare find, combining spacious living with a picturesque location. It is perfectly located for access to Belper Town Centre, connection with the A38, A6, local train network and The Peak District. Open countryside is on the doorstep for those who enjoy the outdoors.

Internal viewing is essential to appreciate the accommodation on offer.

# F&C

## The Location

The property is located on a sought after cul de sac between Belper and Holbrook. A short walk to open countryside and within easy reach of Belper Town centre and all its amenities. Countryside is on the doorstep and the property is within easy reach of the A38, A6, The Peak District and local rail network providing access to London St Pancras and other major cities

## Accommodation

### Ground Floor

#### Entrance Hall

14'5" x 6'11" (4.41 x 2.12)

Accessed via a composite double glazed door with opaque glass insert and having a central heating radiator and a wood grain effect laminate floor. Stairs lead off to the first floor and double doors open to the Living Dining Kitchen.



#### Cloakroom/WC

5'7" x 3'0" (1.72 x 0.93)

Appointed with a two piece suite comprising a pedestal wash handbasin and a low flush WC with tiling to the splashback areas. There is a wood grain effect laminate floor, a central heating radiator and an extractor fan.

### Office/Playroom

10'0" x 8'6" (3.05 x 2.61)

Having a UPVC double glazed bay window to the front, a central heating radiator and a wood grain effect laminate floor.



## Lounge

16'2" x 10'11" (4.93 x 3.33)

Having a feature stone fireplace with hearth housing a living flame gas fire. There is a UPVC double glazed window to the front, a central heating radiator and double doors lead to the dining room.



## Dining Room

11'1" x 10'11" (3.38 x 3.35)

Having two central heating radiators and a UPVC double glazed window to the rear garden. A door leads to the living dining kitchen.



## Living Dining Kitchen

15'1" x 9'11" x 9'3" x 7'8" (4.62 x 3.04 x 2.84 x 2.34)

An L-shaped room which is comprehensively fitted with a range of modern base cupboards, drawers, eye level units and open shelving together with a granite worktop incorporating a double sink unit with mixer tap. There is feature metro style tiling to the splashback areas, under lighting to the units and integrated appliances include a five ring gas hob, a stainless steel extractor hood with light, a double oven, dishwasher, fridge and freezer. There is a generous granite breakfast bar, a feature additional dresser unit with base cupboards, drawers, open shelving and an oak worktop. Having floor tiling running throughout, inset spotlighting to the ceiling, a UPVC double glazed window to the rear garden and UPVC double glazed French doors provide access to and views of the rear garden and patio. Double doors lead back into the hallway.



## Utility Room

6'7" x 5'8" (2.03 x 1.74)

Appointed with base cupboards, eye level units, open shelving and a tall cupboard with a granite work surface over. There is plumbing for an automatic washing machine, a tile floor continuing through from the kitchen, an extractor fan and a UPVC double glazed door providing access to the side. The tall cupboard houses the boiler (serving domestic hot water and central heating system). There is metro style tiling to the splashback.



## First Floor

### **Galleried Landing**

16'1" x 7'3" (4.91 x 2.23)

Having a central heating radiator and a UPVC double glazed window to the front elevation. Stairs lead off to the second floor.



### **Principle Bedroom**

12'10" x 10'5" (3.92 x 3.18)

Having a central heating radiator and UPVC double glazed windows to the front and side elevation. There is an opening to a dressing area and a door leads to the en suite bathroom.



### **Dressing Area**

6'3" x 4'7" (1.93 x 1.41)

With two triple wardrobes providing excellent hanging and storage space.



### En-Suite Bathroom

10'2" x 6'3" (3.12 x 1.92)

A four piece suite comprising a panelled bath with shower attachment over and glass shower screen, a low flush WC and a vanity unit with twin wash handbasins with useful cupboards beneath providing excellent storage space.

There is half tiling to the walls, full tiling to the bath and shower enclosures and a wall mounted full width mirror. Having inset spotlighting to the ceiling and an extractor fan. There is a UPVC double glazed window with frosted glass.



## Bedroom Two

13'1" x 10'9" (4.00 x 3.30)

Having a central heating radiator and a UPVC double glazed window overlooking the rear elevation and providing far-reaching views over open countryside.



### En-Suite Shower Room

10'9" x 4'2" (3.30 x 1.29)

Appointed with a three piece suite comprising a low flush WC, pedestal wash handbasin and a separate shower cubicle with folding glass shower doors, full tiling and a wall mounted mains fed shower. The shower room has half tiling to the walls, an extractor fan, a central heating radiator and a UPVC double glazed window to the side elevation.



### Bedroom Three

10'10" x 9'9" (3.31 x 2.98)

A double room with a central heating radiator and a UPVC double glazed window to the front elevation.



### Family Bathroom

7'11" x 7'4" (2.43 x 2.24)

Appointed with a three piece suite comprising a panelled bath, a pedestal wash handbasin and a low flush WC with complementary half tiling to the walls, a central heating radiator, extractor fan, inset spotlighting and a UPVC double glazed window with obscured glass to the rear.



### Second Floor

#### Open Landing

8'2" x 5'4" (2.51 x 1.64)

Having a double glazed Velux style window and built-in cupboard housing the hot water cylinder and providing excellent storage space.



### Bedroom Four

16'1" x 10'4" (4.92 x 3.17)

Having a double glazed Velux window to the rear, a UPVC double glazed window into the dormer area and a central heating radiator.



### Bedroom Five

11'9" x 9'5" (3.59 x 2.89)

Having a range of built-in wardrobes with sliding mirrored fronts providing excellent storage and hanging space. There are two double glazed Velux style windows with inset blinds and a central heating radiator.



### Shower Room

7'10" x 5'2" (2.40 x 1.59)

Appointed with a three piece white suite comprising a pedestal wash handbasin, a low flush WC and a separate shower cubicle with glass shower doors and mains fed shower over. There is half tiling to the walls, full tiling to the shower enclosure, inset spotlighting, a central heating radiator and an extractor fan.



## Garage

18'1" x 17'3" (5.52 x 5.27)

With double up and over doors, light, power and a door to the rear.



## Outside

A drive to the front provides off road parking and leads to the double garage. A front garden is stocked with a variety of shrubs and a path leads to the front door. A path to the side of the house provides access to the rear garden.

The rear, enclosed garden has been landscaped and features a quality, extensive patio which extends beneath a generous bespoke timber gazebo with tiled roof. The garden is laid to lawn with well stocked borders. Outside lighting and a tap.



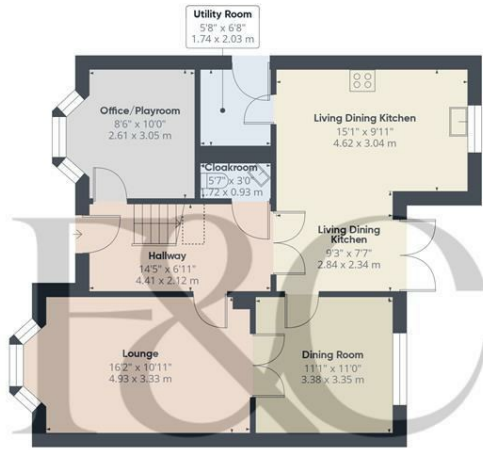
**Aerial View**



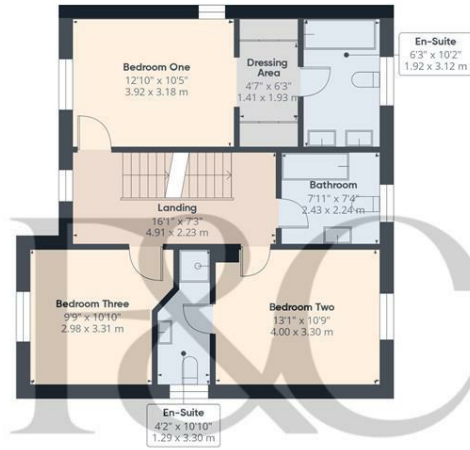
**Plot**



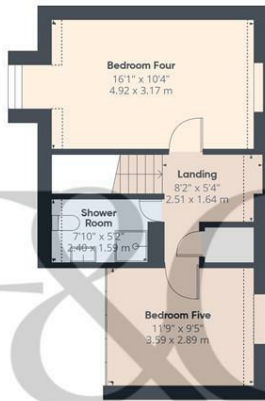
**Council Tax Band F**



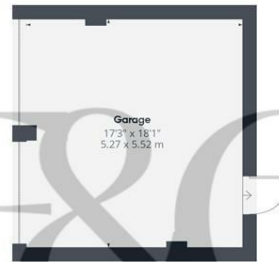
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

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

2189 ft<sup>2</sup>  
203.3 m<sup>2</sup>

**Reduced headroom**

35 ft<sup>2</sup>  
3.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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

GIRAFFE360



**Duffield Office**

Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

01332 843390  
duffield@fletcherandcompany.co.uk

**Derby Office**

15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

01332 300558  
derby@fletcherandcompany.co.uk

**Willington Office**

3 The Boardwalk  
Mercia Marina  
Findern Lane  
Willington  
Derbyshire  
DE65 6DW

01283 241500  
willington@fletcherandcompany.co.uk

9 Haslam Place  
Belper  
DE56 0AG

Council Tax Band: F  
Tenure: Freehold



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>84</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	