Fletcher & Company

1A Plains Lane, Blackbrook, Belper, DE56 2DD

Offers Around £699,000

Freehold



- A Detached Property Located In The Sought After Hamlet Of Blackbrook
- Extensive Plot Offering Scope For Development (Subject To Planning Permission)
- Entrance Hallway And Well Appointed Dining Kitchen
- Characterful Lounge, Separate Sitting Room And Study/Office
- Bedroom One With Dressing Room And En Suite
- Two Further Double Bedrooms
- Cloakroom/Wc, Family Shower Room And First Floor Shower Room
- Driveway For Several Cars And Single Garage
- Easy Access To Belper Town Centre And Local Amenities
- Well Placed To Access A6, A38, M1, The Peak District And Rail Network





Summary

Nestled on the desirable Plains Lane in Blackbrook, Belper, this impressive detached house offers a remarkable opportunity for both comfortable living and potential development, subject to the necessary planning permissions.

The accommodation is mainly on the ground floor and upon entering, you are greeted by a welcoming hallway that leads to a flexible and versatile accommodation layout. The ground floor boasts a comprehensively fitted living/dining kitchen, a sitting room opening to the South facing garden and patio and an additional characterful lounge with exposed timbers and feature fireplace. Additionally, a study provides an ideal space for those working from home and has a cloakroom/WC adjoining.

A continuation of the ground floor leads to two double bedrooms and a modern family shower room. Bedroom One has a separate dressing room and an en suite shower room. Ascending to the first floor, you will find a landing leading to another double bedroom, a shower room and a walk in attic area providing excellent storage space.

The property is complemented by a driveway that accommodates several vehicles, alongside a single garage and useful outbuildings.

Gardens extend to the front and side of the property and are mainly laid to lawn with an additional enclosed, south facing patio area accessed directly from the property

This home is not only a sanctuary for modern living but also presents exciting possibilities for future development, making it a rare find in the Belper area. Whether you seek a family home or an investment opportunity, this property is sure to impress.

Offered with NO CHAIN.

F&C

The Location

Blackbrook is a small hamlet located within easy reach of Belper which provides an excellent range of amenities including supermarkets, 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 approximately 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 eleven miles to the west.

The A6, A38 and M1 are easily accessible and a local rail network from Belper provides access to London St Pancras and other major cities.

Countryside is on the doorstep and The Peak District National Park, Matlock and Wirksworth are easily accessible via road or train.

Accommodation

Ground Floor

Entrance Hall

14'9" x 6'3" (4.52 x 1.92)

Approached via a UPVC double glazed entrance door with feature leaded glass insert and UPVC double glazed leaded glass window to the side. There is a built-in cloak cupboard, a UPVC leaded glass window to the side, a tile floor and a central heating radiator. Stairs lead off to the first floor.





Dining Kitchen
19'9" x 10'2" (6.04 x 3.11)
Comprehensively fitted with a range of modern base cupboards, drawers and eye level units with a granite work surface over incorporating a stainless steel sink drainer unit with mixer tap. Integrated appliances include a double electric oven, hob, extractor hood with stainless steel splashback and inset light, a refrigerator and freezer. There is an integrated wine rack, wine cooler, plumbing for an automatic washing machine and plumbing for a dishwasher. Having a granite breakfast bar, a tile floor, UPVC double glazed leaded glass windows, central heating radiator and a UPVC double glazed door providing access to the front. There is a double glazed polycarbonate roof to the extension.



Sitting Room

17'4" x 11'10" (5.29 x 3.61)

Approached via a half glazed door and having a central heating radiator, a wall-mounted electric fire, a UPVC double glazed bay window overlooking the patio and garden and UPVC double glazed patio doors providing access.







Inner Hallway

10'3" x 3'4" (3.13 x 1.02)

Having a wooden floor and a range of shelving.

Study/Office

10'3" x 6'7" (3.13 x 2.02)

With a central heating radiator, a wood grain effect floor and a double glazed window to the rear.

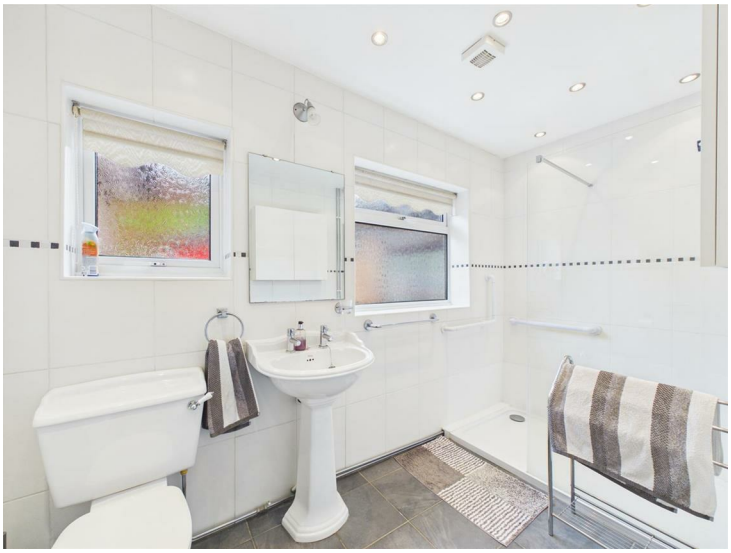
WC
6'8" x 2'9" (2.04 x 0.85)
Having a wall mounted wash handbasin and a low flush WC, panelling to the walls, a window with obscure glass and a tiled floor.

Lounge
17'9" x 12'4" (5.43 x 3.78)
Approached via a half glazed modern door with twin steps leading to a delightful lounge with apex ceiling and exposed timber A-frames. There is a feature fireplace with exposed stonework to the surround, exposed brickwork and a tiled hearth housing a living flame gas stove effect fire. Having a central heating radiator, a UPVC double glazed leaded glass bay window to the front and double glazed patio doors provide access to the garden. There is an additional window into the kitchen.



Inner Hallway
14'7" x 2'9" (4.46 x 0.86)
Extending from the entrance hall and having a central heating radiator and access to the attic space. Doors lead to the bedrooms and bathroom. There is a built-in cupboard which provides excellent storage space.

Family Shower Room
10'6" x 5'4" (3.22 x 1.65)
Appointed with a three piece modern suite comprising a pedestal wash handbasin, a low flush WC and a walk-in double shower area with glass shower screen, an electric shower over and full tiling to the walls and floor. There is a wall mounted bathroom cabinet, a central heating radiator, a wall mounted mirror, an extractor fan and a UPVC double glazed window with frosted glass. Having inset spotlighting to the ceiling.



Bedroom One

11'11" x 11'9" (3.65 x 3.60)

Appointed with a range of fitted bedroom furniture comprising wardrobes, overhead cupboards and bedside drawers which provide excellent hanging and storage space. There is a UPVC double glazed window to the rear and a central heating radiator. An archway leads to the dressing room.



Dressing Room

8'3" x 6'8" (2.52 x 2.04)

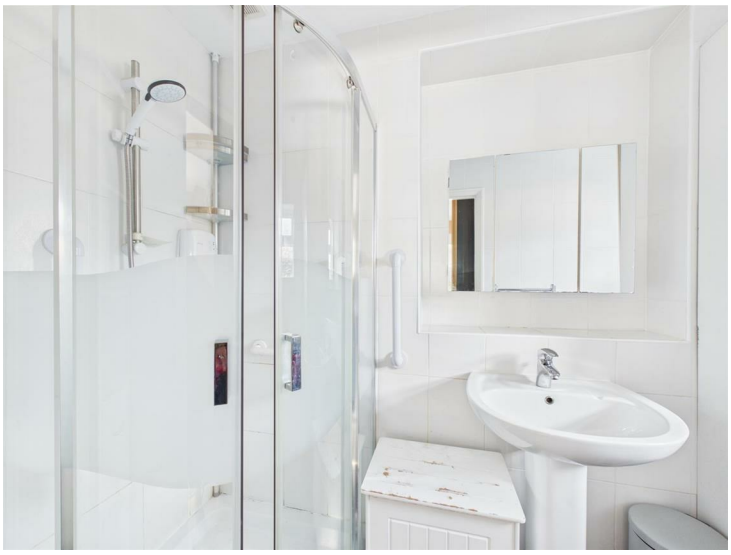
Fitted with a range of wardrobes with mirrored fronts which provide excellent hanging and storage space. There is additional fitted furniture, a central heating radiator and a UPVC double glazed window to the side. A sliding door provides access to an en-suite shower room.



En-Suite Shower Room

8'7" x 4'1" (2.64 x 1.27)

Appointed with a two piece white suite comprising a corner shower cubicle with electric shower over and sliding shower doors and a pedestal wash handbasin. A wall mounted cupboard providing excellent storage space, a wall-mounted mirror, a wall mounted chrome heated towel rail, tile flooring and tiling to all splashback areas. Having inset spotlighting and a UPVC double glazed window with frosted glass.



Bedroom Two

11'11" x 9'10" (3.65 x 3.02)

A double bedroom with a central heating radiator and a UPVC double glazed leaded glass bay window to the front elevation. There is a range of overhead fitted cupboards which provide excellent storage space and open shelving.



First Floor Landing

13'0" x 3'11" (3.97 x 1.21)

Stairs lead up from the hallway to a landing which has a double glazed Velux style window and a door providing access to an attic area which provides excellent storage space.

Shower Room

6'0" x 5'4" (1.85 x 1.65)

Appointed with a three piece suite comprising a corner shower cubicle with electric shower over and sliding doors, a pedestal wash handbasin and a low flush WC with tiling to all splashback areas. There is a wood grain effect floor, a central heating radiator and a double glazed Velux style skylight window. In addition, there is also an extractor fan.



Bedroom Three

Having a double glazed leaded glass window, a double glazed Velux style skylight window and a central heating radiator.



Front



Rear





Gardens







Aerial View



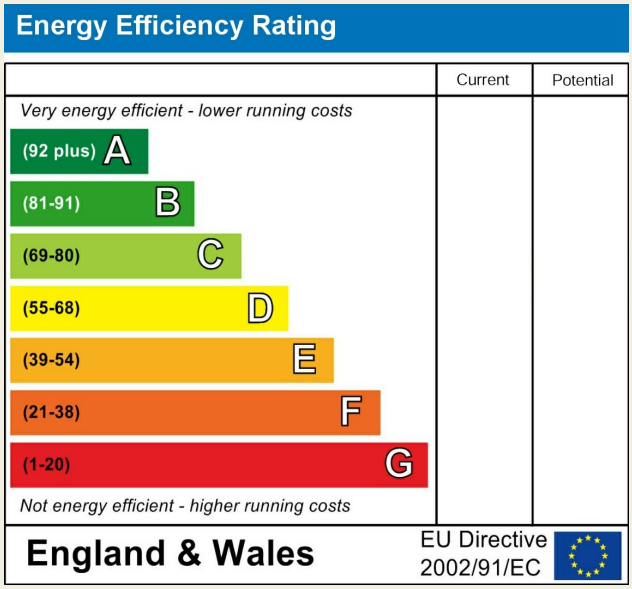




Council Tax Band F







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Council Tax Band: F
Tenure: Freehold