

**DERBYSHIRE**  
PROPERTIES  
- SALES & LETTINGS -



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**FOR SALE**  
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**Spencer Road, Belper, Derbyshire DE56 1JW**  
**£399,950 - Freehold**

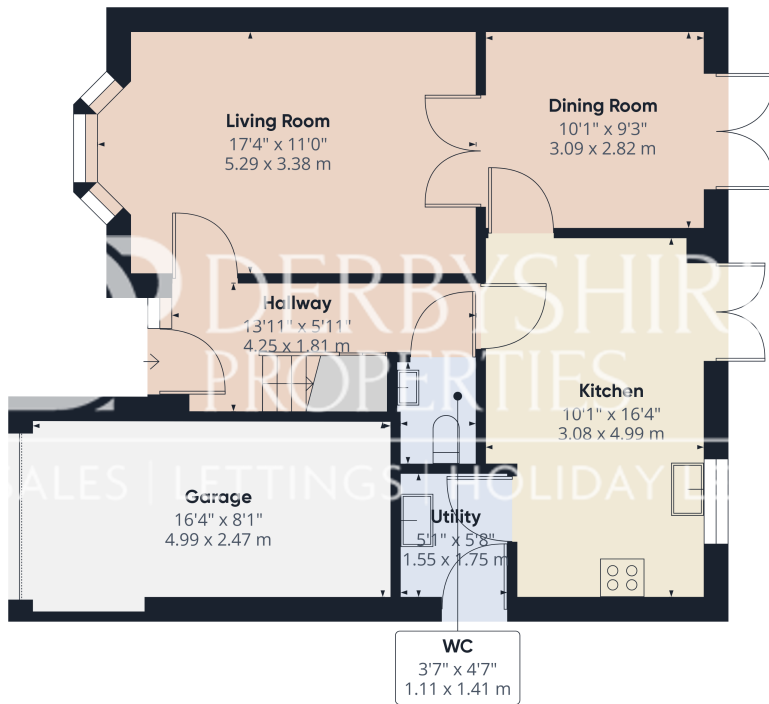


## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present is modern four bedroom detached family home located within easy reach Belper town centre. The property is approximately 10 years old and is an ex 'Wheeldon Homes' property. The property briefly comprises of :- entrance hall, cloakroom/WC, living room, dining room, kitchen/breakfast room, utility room and integral garage all to the ground floor. To the first floor there are four well proportioned bedrooms, en-suite to the master bedroom and additional family bathroom. Outside the property, offers three parking spaces, integral garage and enclosed rear garden. We recommend the property will ideally suit families and an early internal inspection should be undertaken.

## POINTS OF INTEREST

- Executive Detached Family Home
- 4 Well Proportioned Bedrooms
- 2 Reception Room + Kitchen/Breakfast Room
- Large Driveway & Integral Garage
- Walking Distance into Belper Town
- Ideal Family Home
- Non Estate Position
- Viewing Advised
- COUNCIL TAX BAND D



Ground Floor

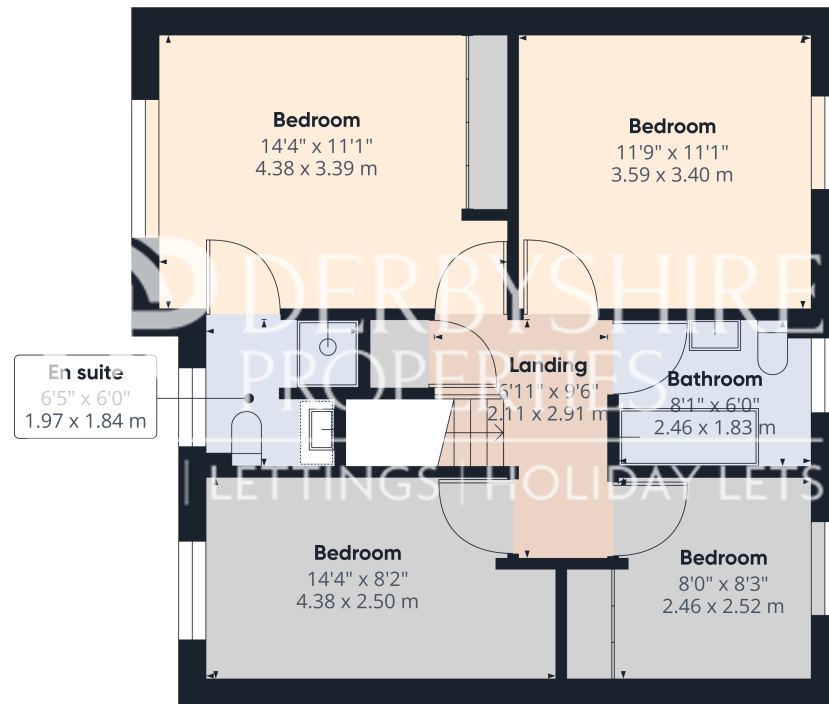


Approximate total area<sup>(1)</sup>  
713.75 ft<sup>2</sup>  
66.31 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1



Approximate total area<sup>(1)</sup>  
617.09 ft<sup>2</sup>  
57.33 m<sup>2</sup>

(1) Excluding balconies and terraces

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