

59 Derby Road, Belper, Derbyshire. DE56 1UX

£220,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

New to the market is this charming and deceptively spacious three-bedroom period home, enjoying a sought-after position with views towards The Chevin.

Beautifully presented throughout, the property blends character features with practical modern living. The heart of the home is a generous open-plan lounge and dining area, complete with feature fireplaces and a window seat perfectly positioned to take in the surrounding views. To the rear, an extended kitchen provides a well-equipped and light-filled space, with French doors opening onto enclosed seating area—ideal for relaxing or entertaining.

The accommodation is arranged over three floors, offering flexible living space throughout. The first floor hosts a unique and spacious bathroom with direct access to the garden, along with two further bedrooms, including a versatile split-level room. The second floor is dedicated to an impressive loft bedroom, enjoying far-reaching views and useful eaves storage. Externally, the property benefits from a professionally landscaped, low-maintenance rear garden with terraced seating areas—perfect for outdoor enjoyment. Offering a wonderful combination of space, character, and location, this is a home that will appeal to a wide range of buyers and must be viewed to be fully appreciated.

FEATURES

- Charming and deceptively spacious three-bedroom period home
- Accommodation arranged over three floors
- Spacious open-plan lounge/dining room with feature fireplaces
- Extended kitchen with skylights and French doors to outdoor seating area
- Impressive loft bedroom with far-reaching views and eaves storage
- Professionally landscaped, low-maintenance rear garden
- Close to Belper Town Centre



ROOM DESCRIPTIONS

Entrance Hall

Accessed via a composite door to the front elevation, with a carpeted staircase rising to the first floor and an internal door leading to:

Open plan Lounge/Dining Room

A spacious and inviting reception area featuring a double-glazed window to the front elevation with a window seat enjoying views towards The Chevin, wood flooring, a feature fireplace, and a wall-mounted radiator. The dining area continues with matching flooring, a further feature fireplace, under-stairs storage cupboard, additional full-height storage, radiator, and a double-glazed window to the rear elevation.

Extended Kitchen

Fitted with a range of wall and base units with roll-top work surfaces incorporating a sink and drainer with mixer tap and tiled splashbacks. There is space and plumbing for a washing machine and tumble dryer, along with an integrated electric range. Additional features include tiled flooring, skylights, spotlights, extractor fan, and double-glazed windows and doors to the side elevation. uPVC French doors open onto a private enclosed seating area with artificial lawn.

First Floor Landing Providing access to:

Bathroom

A unique and spacious bathroom comprising a pedestal wash hand basin, WC, and panelled bath with shower attachment. Further features include tiled flooring, wall-mounted radiator, a pitched ceiling with skylights, spotlights, extractor fan, and a double-glazed door leading directly to the rear garden.

Bedroom Two

A double bedroom with a double-glazed window to the rear elevation, radiator, and space for freestanding furniture.

Bedroom Three (split room)

Currently divided into two areas. The first section features wood flooring and a radiator, with an internal door leading to the second area. The second section benefits from a double-glazed window to the front elevation with views towards The Chevin, wood flooring, and a secondary staircase rising to the second floor.

Second Floor

Master Bedroom

A spacious loft bedroom with a large double-glazed window to the front elevation, enjoying far-reaching views, and useful storage within the eaves.

Outside

The rear garden is accessed via the bathroom and has been professionally landscaped for low maintenance. It features two terraced seating areas, raised gravel borders, and a timber garden shed, all enclosed by wall and fence boundaries.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN & EPC



Approximate total area⁽¹⁾
 79.9 m²
 861 ft²

Reduced headroom
 6.2 m²
 66 ft²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 1.5 m/5 ft

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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