

Clerebrae House, Spencer Road, Belper, Derbyshire. DE56 1JY

£325,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this stunning example of a period semi detached family home located within close proximity to Belper town centre. The property offers a garden to the front elevation, parking and stunning well proportion living accommodation throughout. The property briefly comprises of:- Reception hall/dining room, living room, inner hallway, guest WC and kitchen. To the first floor landing accesses two double bedrooms, box room and bathroom. We believe the property would ideally suit families and couples and an internally inspection should be undertaken to appreciate the accommodation and offer.

## FEATURES

- \*\*\* GUIDE PRICE £325,000 - £350,000 \*\*\*
- Well Proportioned Accommodation
- Period Semi Detached Property
- Close Proximity To Belper Town Centre
- Presented to a high standard throughout
- Viewing Recommended
- Three Bedrooms
- COUNCIL TAX BAND C



## ROOM DESCRIPTIONS

### Reception Hall / Dining Room

14' 10" x 12' 0" (4.52m x 3.66m)

Entered via door from the side elevation into this spacious room with wall mounted radiator and double glazed window to the side elevation. Decorative coving to ceiling and doorways leading to first floor landing and inner hall.

### Living Room

16' 0" x 12' 10" (4.88m x 3.91m)

Located to the front aspect is this beautifully presented charming living room with mock sash double glazed window to the front elevation, decorative coving and picture rail, additional window to the side elevation, wood floor covering, TV point, panelling and wall mounted radiator. The feature focal point of the room is a cast iron open fire with tiled backdrop, raised hearth and attractive fire surround.

### Inner Hallway

Accessed via the dining room and living room with wall mounted radiator, spotlights to ceiling accessing the downstairs WC and rear entrance hall.

### Guest Cloakroom

With low level WC, pedestal wash hand basin, wall mounted radiator and decorative dado rail.

### Rear Hallway

With herringbone effect floor covering, wall mounted radiator, door to the rear aspect and internal door leading to:-

### Kitchen

10' 6" x 8' 4" (3.20m x 2.54m)

Beautifully appointed kitchen comprises of a range of wall and base mounted units with modern flat edge work surface incorporating a sink drainer unit with mixer taps and tiled splashback. Integrated electric oven, ring gas hob with modern extractor canopy over, space for American style fridge/freezer, wall mounted floor to ceiling larder cupboard, double glazed windows to the rear and side elevations and undercounter space and plumbing for washing machine.

### First Floor

### Galleried Landing

Access via The dining area with double glazed window and door allowing for access onto a raised terrace balcony. Wall mounted radiator, decorative dado rail, spotlights to ceiling and internal doors accessing all bedrooms and bathroom.

### Bedroom One

12' 9" x 11' 8" (3.89m x 3.56m)

This wonderful dual aspect bedroom has windows to the front and side elevations, wall mounted radiator, panelling, picture rail, TV point and feature fireplace.

### Bedroom Two

12' 10" x 12' 9" (3.91m x 3.89m)

This large double bedroom benefits from windows to side elevation, wood floor covering, wall mounted radiator, feature fireplace and built-in storage wardrobes.

### Bathroom

9' 0" x 3' 11" (2.74m x 1.19m)

Comprising of a three piece suite to include WC, vanity unit with inset circular sink and bath with mains fed shower and attachment over, with complementary glass shower screen. Full tiling to walls, spotlight and extractor fan to ceiling double glazed obscured window, tiled floor covering and wall mounted large chrome heated towel rail.

### Bedroom Three / Box Room

10' 3" x 4' 11" (3.12m x 1.50m)

With double glazed window to the front elevation and wall mounted radiator.

### Balcony

Located to the rear aspect and access via the landing is this private balcony terrace, ideal for outside entertaining.

### Outside

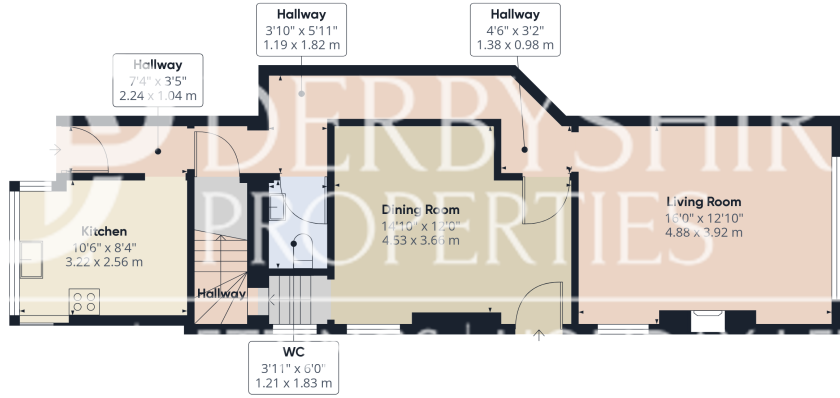
The property offers a lawn frontage with timber fence boundaries and dry stone wall bordering the neighbouring property. Stocked flowerbeds and borders with mature screening, parking and timber boundary to neighbouring property at the rear.

### 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



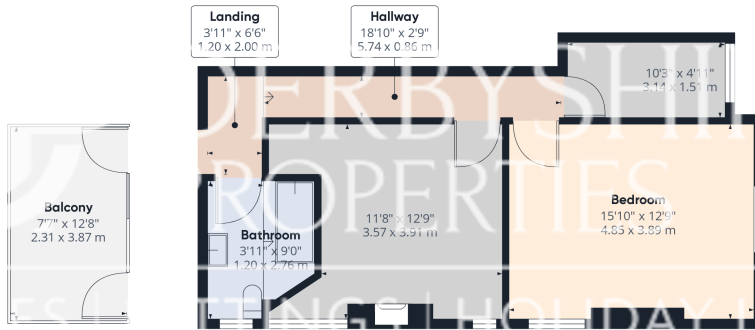
Ground Floor

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

1205.45 ft<sup>2</sup>  
111.99 m<sup>2</sup>

Balconies and terraces

96.01 ft<sup>2</sup>  
8.92 m<sup>2</sup>



Floor 2

(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. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

