



Spencer Road
Belper

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Property Description

Situated on the highly desirable Spencer Road, just a short distance from the heart of Belper, this charming two-bedroom semi-detached property offers beautifully presented accommodation combining character features with modern comforts.

The property is approached via a driveway providing off-road parking for two vehicles and is entered through an entrance porch which leads into a welcoming dining room, creating an excellent space for both everyday living and entertaining. Beyond, the comfortable lounge enjoys a feature log burning stove, providing a warm and inviting focal point.

To the rear of the property is a modern fitted kitchen, thoughtfully designed with a range of contemporary units and work surfaces, opening through to a useful breakfast room offering dining space.

To the first floor, the landing gives access to two generous double bedrooms, both well-proportioned and tastefully decorated. The accommodation is completed by a stylish family bathroom fitted with a four-piece suite comprising bath, separate shower enclosure, wash hand basin and WC.

Outside, the property continues to impress with a private enclosed rear garden, providing an ideal setting for outdoor dining, entertaining or simply relaxing. The combination of attractive living space, off-road parking and a convenient location close to Belper's shops, cafes, restaurants and transport links makes this a superb home for a variety of purchasers.

Entrance Porch

Accessed via UPVC double glazed door to the front elevation with a stained glass timber door leading to:

Lounge

Having bay window to the front elevation, central heating radiator, newly fitted carpet flooring, feature fireplace, archway with understairs storage cupboard and an opening to:

Dining Room

Having feature brick log burning stove, parquet flooring, door leading to the stairs rising to the first floor landing, central heating radiator and opening to:

Kitchen

A newly fitted kitchen with a range of matching wall and base units with work surfaces over and matching upstands, incorporating a ceramic sink/ drainer unit with chrome mixer tap over. There are a range of integrated appliances including electric fan assisted oven with gas hob and extractor over, fridge/ freezer and space for a washing machine. There is a continuation of the parquet flooring, UPVC double glazed door to the side elevation, giving access into the garden, two UPVC double glazed windows to the side elevation and an opening to:

Breakfast Room

Having a continuation of the parquet flooring, central heating radiator and a UPVC double glazed window to the side elevation.

First Floor Landing

With loft hatch providing access into the loft.

Bedroom One

Having two UPVC double glazed windows to the front elevation, central heating radiator and fitted wardrobe space.

Bedroom Two

Having UPVC double glazed window to the rear elevation, central heating radiator and fitted wardrobe space.

Bathroom

A modern four piece suite comprising of; A double width shower cubicle with mains fed chrome shower head over, panelled bath with chrome taps over, low level W.C, pedestal wash hand basin with chrome mixer tap over. There is panelling to the walls, exposed floorboards, UPVC double glazed obscured window to the rear elevation and a central heating radiator.

Outside

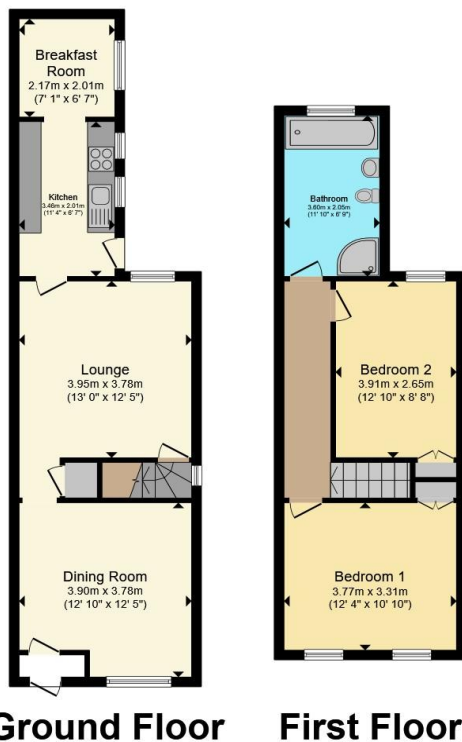
To the front of the property is a tarmac driveway providing off road parking for two vehicles with a low maintenance fore garden and side access leading to the rear.

To the rear the garden has a paved patio area, shrub area, a laid lawn section and is enclosed with shrubs and fencing.









Total floor area 83.8 m² (902 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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1-3 Bridge Street
 BELPER DE56 1AY

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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