



Spencer Road  
Belper



# Spencer Road Belper DE56 1JW

for sale offers in the region of  
**£425,000**



## Property Description

Burchell Edwards are delighted to bring to the market this immaculately presented four bedroom detached family home situated in a popular location of Belper having excellent local amenities and transport links. The accommodation benefits from having a beautiful landscape garden with a veranda and a garage with an electric roller shutter door. Internally the property comprises; entrance porch, entrance hall, two reception rooms, a generous kitchen, utility room, ground floor cloakroom along with four bedrooms, a family bathroom and an en-suite to the master bedroom. Externally there is a driving providing ample off road parking with an additional shared driveway to the side and to the rear there is a stunning and enclosed garden. Viewings are strongly recommended for this home to be truly appreciated.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

## Entrance Porch

The property is entered via composite door to the front elevation into the porch with UPVC double glazed windows to the front and side elevations and door opening into the entrance hallway.

## Hallway

Having stairs off leading to the first floor, a radiator, understairs storage and doors off to:-

## Lounge

Having engineered wood flooring, double doors opening into the dining room, UPVC double glazed bay window with fitted shutters to the front elevation and two radiators.

## Dining Room

Having Amtico flooring, UPVC double glazed

French doors to the rear elevation, a radiator and access to the kitchen.

## Kitchen

Having Amtico flooring, inset sink and drainer unit with mixer tap over, integrated fridge freezer, induction hob with stainless steel extractor hood over, electric oven and grill, UPVC double glazed window to the rear, matching range of wall and base units with work surfaces over, tiled splashbacks, UPVC double glazed French doors to the rear elevation, a radiator and door opening into the utility room.

## Utility Room

Having plumbing for washing machine with work surface over, composite door to the side, inset stainless steel sink and drainer with mixer tap over, wall mounted boiler and Amtico flooring.

## Downstairs W.C

Having low level W.C, pedestal wash hand basin with mixer tap over and a radiator.

## First Floor Landing

Having loft access, airing cupboard and doors off to the bedrooms and shower room.

## Bedroom One

Having fitted wardrobe, fitted shelving unit, fitted shutter blinds, door opening to the en suite.

## En Suite

Having mains fed shower cubicle, vanity wash hand basin with mixer tap over, low level W.C, obscured UPVC double glazed window to the front elevation, vinyl flooring and heated towel rail.

## Bedroom Two

Having UPVC double glazed window to the rear elevation, a radiator and free-standing wardrobes.

## Bedroom Three

Having UPVC double glazed window to the front elevation, free-standing wardrobes, a radiator and fitted shutter blinds.

## Bedroom Four

Having UPVC double glazed window to the rear elevation, a radiator and fitted wardrobes.

## Shower Room

Having mains fed shower cubicle, pedestal wash hand basin, low level W.C, obscured UPVC double glazed window to the rear elevation and splashback boarding.

## Outside

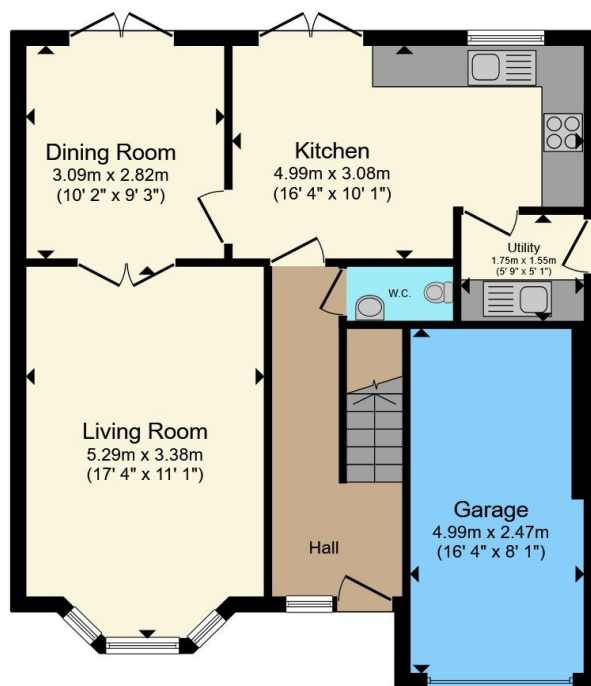
To the front of the property is a generous driveway providing ample off road parking which leads to a garage with an electric roller shutter door. There is also an additional driveway to the side of the property with gated side access to the rear.

To the rear the garden is beautifully maintained with artificial lawn, aluminum framed veranda, paved seating area, paved path to a shed, outside tap and power sockets and enclosed with fencing.

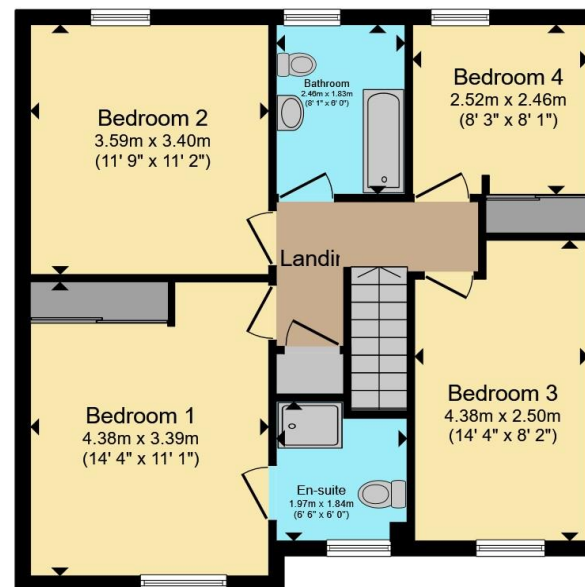








**Ground Floor**



**First Floor**

Total floor area 127.7 m<sup>2</sup> (1,374 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](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

**T 01773 822622**  
**E [belper@burchelledwards.co.uk](mailto:belper@burchelledwards.co.uk)**

1-3 Bridge Street  
 BELPER DE56 1AY

EPC Rating: Awaited  
 Council Tax Band: D

Tenure: Freehold

**check out more properties at [burchelledwards.co.uk](http://burchelledwards.co.uk)**



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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BEL207176 - 0002