Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



Catchfrench Queens Drive, Belper, DE56 2TJ

Offers Over £900,000

5 3 3

** Open Day Saturday 7th November 11am - 1pm ** A superb contemporary family home offering impressive and generously proportioned five bedroomed accommodation, having under gone complete modernisation. Situated in a prime location, close to the town, enjoying stunning countryside views. Occupying a private plot extending to approx 1/3 acre with generous car parking, double garage and mature gardens. Viewing is essential to appreciate the quality and stunning position the property commands.







Catchfrench Queens Drive, Belper, DE56 2TJ

Offers Over £900,000





The superbly modernised family home offers generously proportioned yet versatile quality accommodation comprising a welcoming entrance hallway with a rear porch, stylish guest WC and a generous open plan living dining kitchen well equipped with integrated appliances, separate utility room, extending to a family space with French doors opening onto the patio. An impressive sitting room with a Limestone fire surround housing a contemporary living flame gas fire. To the first floor there is a luxury Jack n Jill bathroom, five generous bedrooms, three with ensuite facility and fitted furniture. The principal bedroom has a luxury ensuite, fitted wardrobes and a balcony to relax and enjoy the stunning far reaching views.

Benefitting from UPVC double glazed windows and composite doors, gas central heating with Hive controller and a new security alarm system with CCTV.

The property is set in private mature grounds extending to approx 1/3 acre with many rare and unusual species of trees, shrubs and flowering plants. Once the former home of Lord Lieutenant of Derbyshire. There is a south facing sun terrace with gazebo, perfect for entertaining with steps to a lawned garden with pergola walk, cascading water feature and oriental summer house for relaxation. There is a newly built separate cabin room perfect for gym/ hobbies, various seating areas, raised beds and a productive greenhouse.

Situated in the most sought after area of Belper, Queens Drive is within walking distance of the town with its railway station, excellent schools, shopping, bars, restaurants and leisure facilities. Renowned for its historic mills character and charm with the River Derwent flowing through the town and many country walks and trails close by. Belper is located within easy reach of major road links to Derby, Nottingham via A38, M1 and A6, which provides the gateway to the stunning Peak District and Derbyshire Dales.

ACCOMMODATION

An oak canopy porch with a new composite entrance door allows access.

ENTRANCE HALLWAY

Having decorative wall panelling, radiator, wood grain ceramic tiled flooring with under floor heating, a personal door into the garage and a sliding glazed door open into:

REAR PORCH

6'10 x 5'7 (2.08m x 1.70m)

Constructed with full height windows, ceramic tiled flooring and a half glazed entrance door leads to the rear of the property where there is a pine cabin building, perfect for a gym or hobby room.

INNER HALL
Having limestone flagstone flooring, inset spot lighting, a built-in cloaks cupboard and an elegant staircase climbs to the first floor.

GUEST WC
Stylishly appointed with a low flush WC, vanity wash hand basin, radiator, inset spot lighting and limestone flagstone tiled flooring.

SITTING ROOM
32' x 12'9 extending to 16'8 (9.75m x 3.89m extending to 5.08m)
A generous versatile room flooded with natural light having dual aspect bi-folding glazed doors to the rear, opening onto the private patio and gardens, enjoying far reaching views. A picture window to the side enjoys views over Farnah Green. There is a classic limestone fire surround with honed granite hearth housing a 'Gazco Onyx' contemporary styled living flame gas fire. Having a formal dining area and a relaxing reading space, ideal to enjoy views of the mature gardens, two double glazed windows to the side, two radiators and a TV aerial point.

LIVING DINING KITCHEN
25'4 x 25'4 overall maximum measurements (7.72m x 7.72m overall maximum measurements)

KITCHEN
14'11 x 15'1 (4.55m x 4.60m)
Comprehensively appointed with a modern range of mulberry coloured base cupboards, drawers, larder cabinets and eye level units with wood block work surface incorporating a brushed gold one and a half bowl inset sink with boiling hot water tap. Integrated appliances include a Rangemaster gas range cooker with double ovens, grill, warming drawer, six ring gas hob and twin extractor hoods, American style fridge freezer, two dishwashers, Bosch coffee maker, microwave/combination oven and a warming drawer. There is large central island with seating four, ideal spot for taking in the morning views, limestone flagstone flooring,









UPVC double glazed window to the rear overlooks the garden.

DINING AREA
11'5 x 10'2 (3.48m x 3.10m)
A generous open space with matching limestone flagstone flooring. Open into :

FAMILY ROOM
15'4 x 11'8 (4.67m x 3.56m)
A generous space with fitted cupboards, inset spot lighting, radiator, UPVC double glazed window to the side. TV aerial point, tiled flooring with under floor heating and UPVC French doors opening onto the south facing sun terrace with stunning views.

UTILITY ROOM
9'4 x 6'4 (2.84m x 1.93m)
Fitted with matching base cupboards, oak wood block work surface over incorporating a Blanco inset sink with hose attachment mixer tap, upstand and splash back tiling, limestone flagstone flooring, plumbing for a washing machine and space for a tumble dryer. The wall mounted Baxi boiler serves the domestic hot water and central heating system. A built-in cupboard houses the pressurised hot water cylinder with Hive controller.

TO THE FIRST FLOOR

GALLERY LANDING
There is access to the large boarded roof void, via a ladder, with light and power with potential for conversion (subject to planning permission).

PRINCIPAL BEDROOM SUITE
18'11 x 16'9 (5.77m x 5.11m)
An impressive room with a range of built-in wardrobes providing hanging and shelving, inset lighting, radiator, TV aerial and UPVC double glazed French doors open onto :

BALCONY
13'8 x 6'8 (4.17m x 2.03m)
A perfect space to relax and enjoy the stunning far reaching views with limestone flagstone flooring, glass balustrade with stainless steel hand rail, light and power points.



LUXURY ENSUITE

12'9 x 5'10 (3.89m x 1.78m)

Newly appointed with a stylish four piece suite with a double walk-in shower enclosure with thermostatic shower and fluted glazed shower screen, vanity wash hand basin and a low flush WC with ceramic tiled flooring and complementary wall tiling, inset spot lighting, extractor fan, blu-tooth illuminated mirror and UPVC double glazed windows to the rear and side.

BEDROOM TWO

15'7 x 13'1 (4.75m x 3.99m)

Fitted with a range of built-in furniture comprising double wardrobes, bedside cabinets, drawers and dressing table, radiator, TV aerial and UPVC double gazed window to the rear enjoys stunning views over The Chevin. Door into the Jack n Jill bathroom.

MAIN BATHROOM JACK N JILL

12'10 x 5'9 (3.91m x 1.75m)

Newly appointed with a stylish four piece suite comprising a panelled bath with mixer taps, double shower enclosure with a thermostatic shower, back to wall WC and a vanity wash hand basin with contrasting natural tiling to walls and floor, towel radiator, extractor fan, illuminated mirror and a UPVC double glazed window to the front elevation.

BEDROOM THREE

18' x 9'6 (5.49m x 2.90m)

There is a radiator and UPVC double glazed window to the front elevation.

ENSUITE

11'9 x 6'2 (3.58m x 1.88m)

Newly appointed with a three piece suite comprising a panelled bath with a thermostatic shower and glazed shower screen over, modern wash hand basin and a low flush WC, complementary tiling to walls and floors and a heated towel radiator.

BEDROOM FOUR

11'7 x 11'2 (3.53m x 3.40m)

A generous double bedroom with a radiator, TV aerial and UPVC double glazed window to the rear elevation enjoying open views.









BEDROOM FIVE
12'7 x 7'11 (3.84m x 2.41m)
Having a radiator, Velux skylight window and inset spot lighting to the ceiling.

OUTSIDE
The property is accessed via a private shared driveway. Leading to a generous blocked paved drive providing hard standing and ample car parking, leading to an integral double garage. Paths to either of the side of the property lead to the wrap around gardens.

DOUBLE GARAGE
18' x 17'9 (5.49m x 5.41m)
Having an electric door, light, power and a personal door into the hallway.

GARDENS
The mature well stocked gardens enjoy a southerly aspect with a sunny paved terrace and patio area with a timber gazebo, perfect for entertaining. Steps lead to the shaped lawn with a pergola walk and established trees, shrubs and varied rare species. A cascading water feature feeds into a garden pond, oriental summer house and a productive vegetable garden has raised beds and a greenhouse.

GYM / HOBBY ROOM
11'10 x 7'6 (3.61m x 2.29m)
The cabin building is located to the rear patio. Having heating, light and power. Ideal for gym or hobby room.






WELCOME
TO THE
JUNGLE





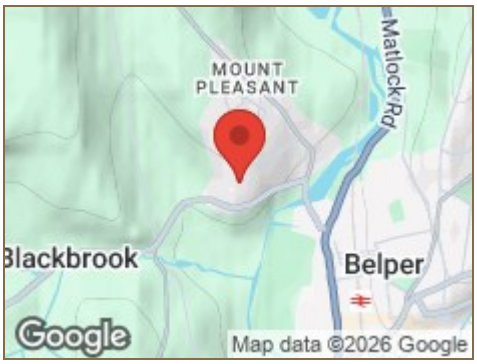
Road Map



Hybrid Map



Terrain Map



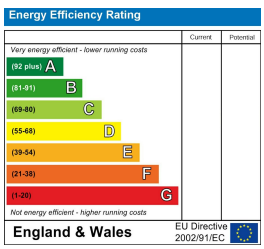
Floor Plan

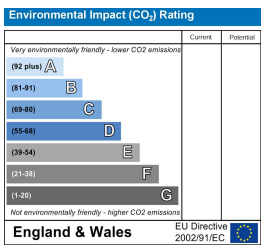


Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.