



## 53 Mount Pleasant Drive, Belper, DE56 2TQ

**£400,000**



Offered with vacant possession /no chain. A traditional semi detached family home offering deceptively spacious three bedroom accommodation with conservatory, Occupying a generous plot with extensive south facing gardens, garage and ample off road parking. Situated in the sought after Mount Pleasant Drive, within walking distance of Belper and it excellent amenities. Viewing is strongly recommended.





# 53 Mount Pleasant Drive, Belper, DE56 2TQ

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The traditional family home offers extended accommodation comprising entrance porch, reception hallway, lounge diner with period arch, separate dining room, fitted kitchen and a generous 'L' shaped conservatory, which overlooks the impressive gardens. To the first floor there is a gallery landing with three double bedrooms and a luxury shower room.

Benefitting from gas central heating, fired by a combi boiler, UPVC double glazed windows and doors, cavity wall insulation and security alarm.

The property sits behind a boundary wall with a tarmac driveway providing generous car parking and hard standing, extending to a detached garage at the rear. The impressive gardens extends to approx 180 feet, being well stocked with flower beds, productive allotment plot, orchard and lawns, all enjoying a southerly aspect, perfect for sitting on the patio to enjoy the views.

Belper is a popular busy market town with a railway station, variety of shops, restaurants and gastro pubs and within easy access of major road links such as the A6, A38 and M1 ideal for commuters to both Derby and Nottingham. Belper enjoys World Heritage Status for the Derwent Valley Mills and provides a gateway to the beautiful Peak District.

## ACCOMMODATION

A composite entrance door allows access into :

### ENTRANCE PORCH

There is ceramic tiled flooring, UPVC double glazed windows to the front and a range of coat hanging. An original entrance door opens into :

### RECEPTION HALLWAY

There is wood effect flooring, useful under stairs cupboard with electric meter and shelving and the elegant staircase climbs to the first floor.

### LOUNGE DINER

25'4 x 10'11 overall measurement (7.72m x 3.33m overall measurement)

Originally two rooms opened up by a period circular archway.

### DINING ROOM

11' x 8'4 (3.35m x 2.54m )

Having a UPVC double glazed window to the front and a radiator.

### LOUNGE

16'2 x 10'11 (4.93m x 3.33m)

A naturally light space with sliding patio doors opening directly onto the garden. There is a recessed fireplace with a slate hearth, stone built TV plinth with teak top, coving to the ceiling, radiator and wood effect flooring.

## DINING ROOM

10'10x 9'11 (3.30mx 3.02m)

There are UPVC double glazed windows to the side and front, coving to the ceiling and a radiator, UPVC French doors open into :

## 'L' SHAPED CONSERVATORY

19' x 9'10 extending to 19' (5.79m x 3.00m extending to 5.79m)

Constructed with a brick built base, UPVC double glazed windows and French doors with a triple polycarbonate roof. There is ceramic tiled flooring and a entrance door into :

## FITTED KITCHEN

12'2 x 8'6 (3.71m x 2.59m )

Well appointed with a range of white base cupboards, drawers and eye level units with rolled top work surface over incorporating a one and a half bowl composite sink drainer with mixer taps and splash back tiling. Integrated appliances include a Neff electric double oven and grill, gas hob, extractor hood, fridge freezer and washing machine.

There is a UPVC double glazed window to the rear and ceramic tiled flooring.

## TO THE FIRST FLOOR

### LANDING

Having a split gallery landing with a UPVC double glazed window to the front.

### BEDROOM ONE

11'5 x 10'11 (3.48m x 3.33m)

There is a range of in-built wardrobes and dressing table, radiator and a UPVC double glazed window to the rear elevation enjoying views over the Derwent Valley.

### BEDROOM TWO

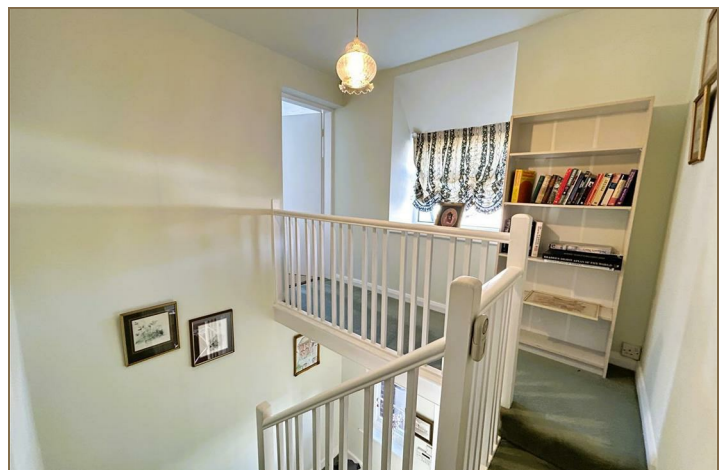
11' x 11'5 (3.35m x 3.48m )

Having a UPVC double glazed window to the front elevation, radiator and a built-in wardrobe.

### BEDROOM THREE

10'11 x 9'11 (3.33m x 3.02m)

A light room with dual aspect UPVC double glazed windows to the front and side elevations and a radiator.





## SHOWER ROOM

Beautifully appointed with a double walk in shower enclosure with a thermostatic shower, vanity wash hand basin and a low flush WC. There is complementary tiling, tongue and groove panelling, heated towel radiator, inset spot lighting and wood effect flooring. There is access to the part boarded roof void.

## OUTSIDE

To the front of the property is walled fore garden, paved to provide hard standing. A driveway to the side provides ample off road parking and leads to a detached garage in the garden.

## GARAGE

18'11 x 9' (5.77m x 2.74m)

Having up and over door and window.

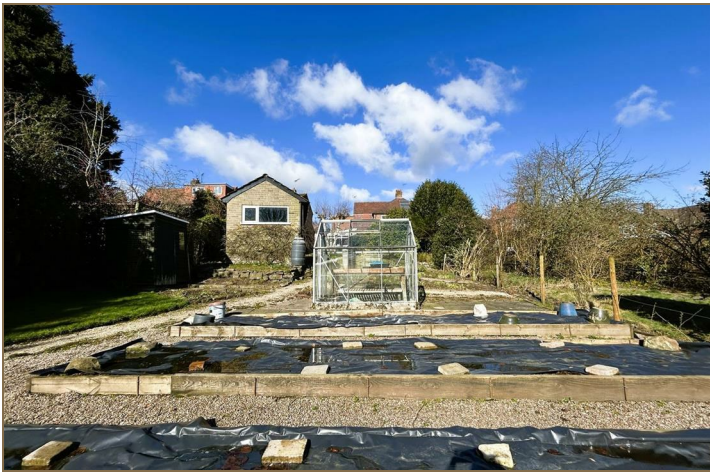
## GARDEN

The impressive south facing plot is a gardeners dream with a sunny seating area, lawn with well stocked flower beds, rockery and an extensive vegetable plot with raised

bed, greenhouse, poly tunnel and a productive orchard with plum and apple trees.







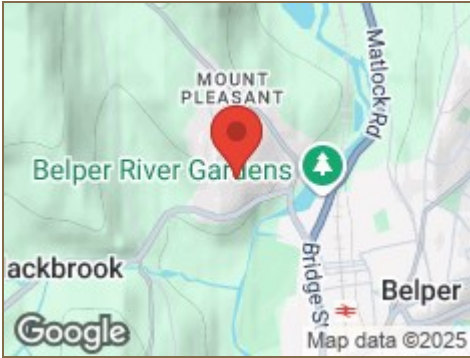
Road Map



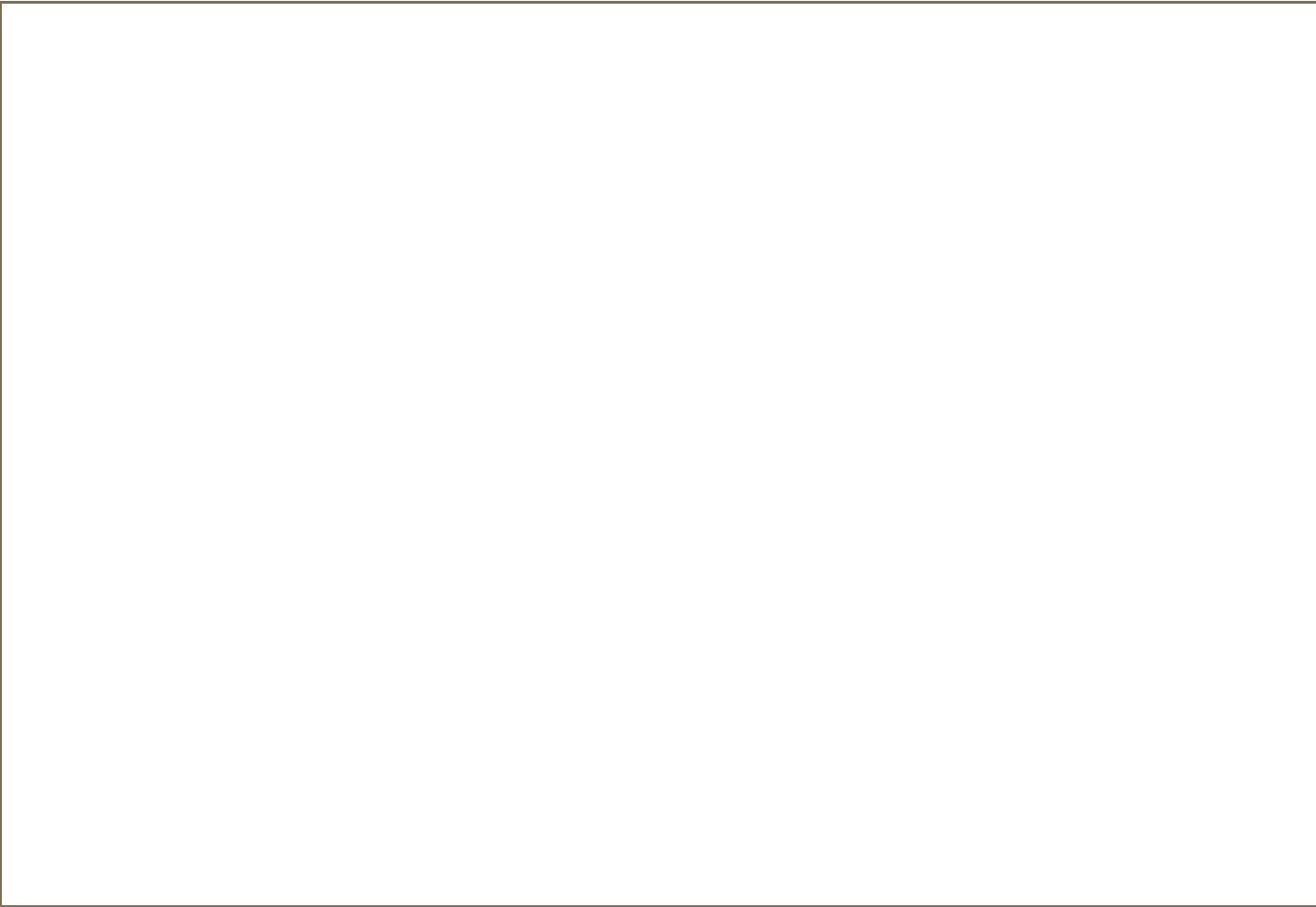
Hybrid Map



Terrain Map



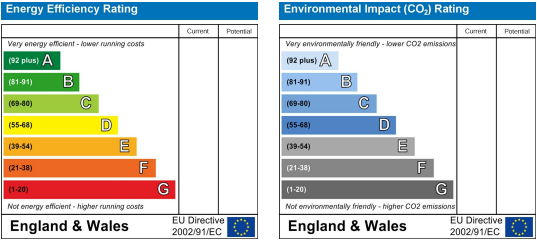
Floor Plan



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



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