



## 30 Spencer Road, Belper, DE56 1JY

**£375,000**



Offered with vacant possession/ no chain. The traditional detached family home is situated in a sought after location close to Belper and its excellent amenities. The three bedroom accommodation has ample off road parking, generous south facing gardens and stunning open views. Viewing is highly recommended.



# 30 Spencer Road, Belper, DE56 1JY

£375,000



The well maintained character property offers well proportioned family accommodation comprising an entrance porch, reception hallway, sitting room with feature fireplace and box bay window, lounge and fitted kitchen with pantry. To the first floor there is a gallery landing, three good sized bedrooms and a family bathroom.

Benefitting from UPVC double glazed windows and doors and gas central heating.

To the front of the property is a double driveway providing ample off road parking with a wide path to the side allowing access to the generous rear garden with a sunny patio and steps to an extensive lawned garden enjoying a southerly aspect and open countryside views.

Situated conveniently within walking distance of Belper with its busy railway station, excellent schools, shopping, bars, restaurants and leisure facilities. Renowned for its historic mills character and charm, Belper forms part of the World Heritage corridor and has easy access to Derby and Nottingham via major road links ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

## ACCOMMODATION

A UPVC entrance door with a leaded light glazed insert, allows access.

## PORCH

There is wood effect flooring, radiator and fanlight window above the doorway. A glazed door opens into :

## RECEPTION HALLWAY

Having matching wood effect flooring, original coving, cornice and feature plaster arch. Stairs climb to the first floor.

## SITTING ROOM

13'5 x 11'6 (4.09m x 3.51m )

Having a UPVC double glazed box bay window to the front, original coving and ceiling rose, An Adams style fire surround with tiled hearth, two radiators, TV aerial point and a panelled door.

## LOUNGE

13'1 x 12'1 (3.99m x 3.68m )

There is coving to the ceiling, radiator, telephone point and a UPVC double glazed window to the rear.

## FITTED KITCHEN

9'4 x 10'5 (2.84m x 3.18m)

Appointed with a range of cream shaker style base cupboards, drawers, eye level units and glazed cabinets with wood effect work surface over incorporating a circular sink with mixer taps and splash back tiling. Integrated appliances include a gas oven, hob and extractor hood, dishwasher and plumbing for a washing machine. There is a UPVC double glazed window to the rear overlooking the garden and provides views. A half glazed UPVC entrance door allows access to the side and a pantry has light, power, shelving and an original window.

## TO THE FIRST FLOOR

## GALLERY LANDING

There is access to the roof void and a radiator.

## BEDROOM ONE

15'6 x 11'5 (4.72m x 3.48m )

A generously proportioned room with twin UPVC double glazed windows to the front elevation, two radiators, TV aerial point and coving to the ceiling.

## BEDROOM TWO

8'10 x 8'10 (2.69m x 2.69m)

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

## BEDROOM THREE

8'11 x 6'8 (2.72m x 2.03m )

There is coving to the ceiling, radiator and a UPVC double glazed window to the side elevation.

## FAMILY BATHROOM

8'11 x 6'8 (2.72m x 2.03m )

Appointed with a three piece suite comprising a panelled bath with a thermostatic shower over, pedestal wash hand basin and low flush WC, vinyl flooring, heated towel radiator, complementary half tiling, mirror medicine cabinet and two UPVC double glazed windows to the side and rear elevations.

## OUTSIDE

To the front of the property is a tarmac drive, providing ample off road parking. There is access through a secure wooden gate to the rear.

## GARDEN

The extensive rear garden is mainly laid to lawn with an elevated patio, perfect for alfresco dining and enjoying the open views. There is mature hedging to the boundaries, vegetable plot, outside light and tap.

## BASEMENT STORAGE

8'8 x 9'2 (2.64m x 2.79m )

Having access from the rear the dry storage area extends underneath the house with light and power points.



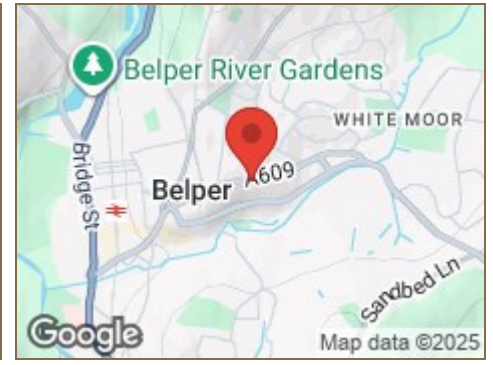
## Road Map



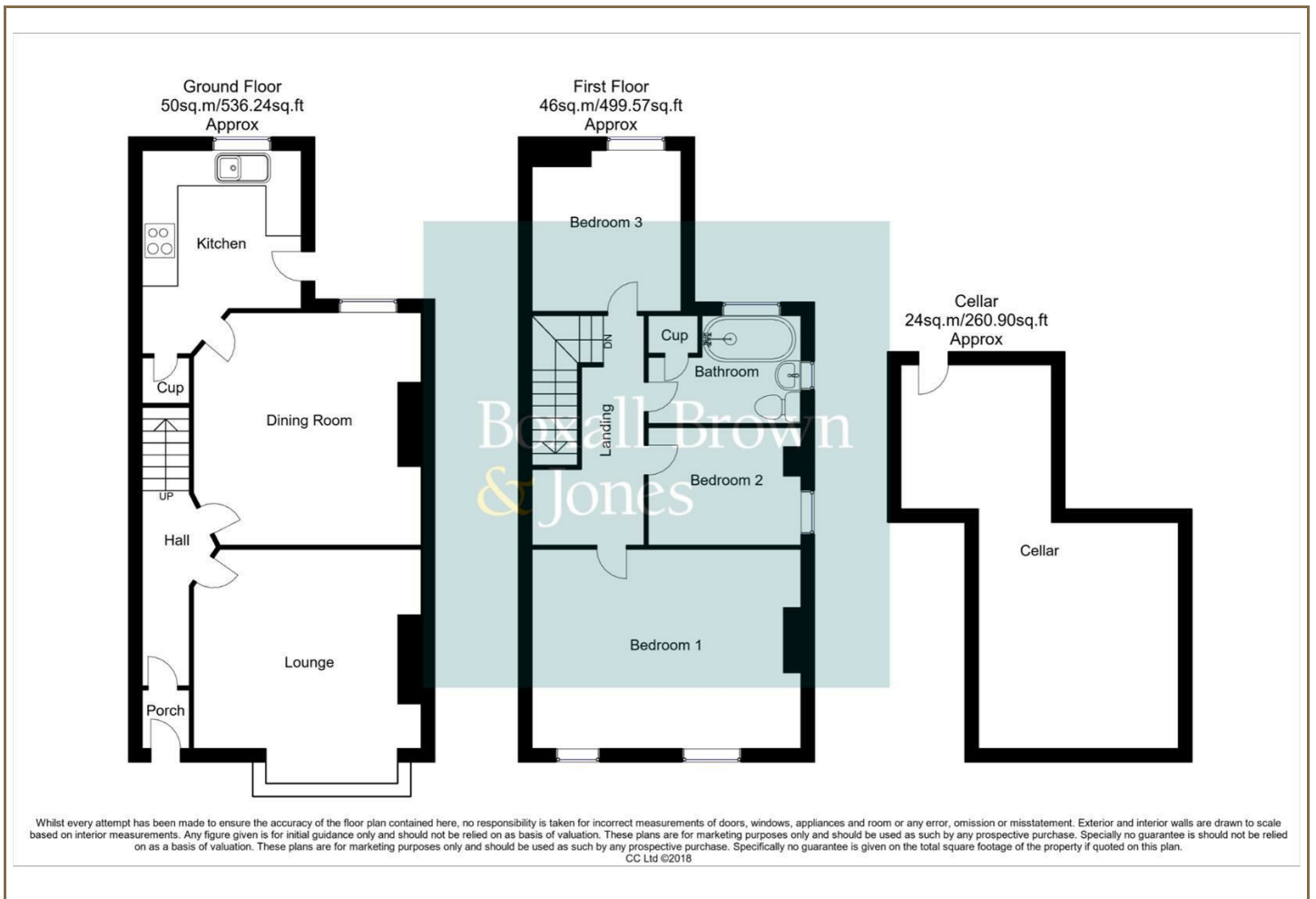
## Hybrid Map



## Terrain Map



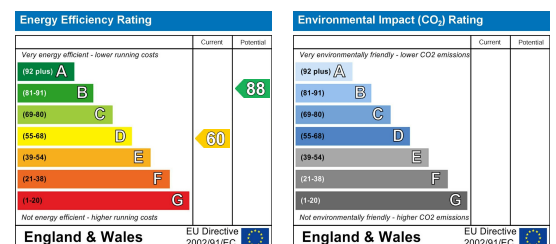
## Floor Plan



## 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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