



3 Spencer Road, Belper, DE56 1JY

£995 Per Calendar



A traditional Victorian property offering part furnished two double bedroom accommodation, situated close to Belper town centre with off road parking and rear garden.



A character mid town house situated conveniently close to Belper and its excellent amenities. The welcoming accommodation comprises sitting room, dining kitchen with log burning stove and well equipped kitchen with integrated appliances and under stairs pantry. To the first floor there are two good sized double bedrooms and a luxury bathroom with a four piece suite.

Benefitting from UPVC double glazed windows and doors and gas central heating fired by a combi boiler.

To the front of the property is a driveway providing off road parking. The rear enclosed garden is laid to lawn with a sunny seating area, gardeners WC and a useful outdoor store.

Situated conveniently close to Belper with its busy railway station, excellent schools, shopping, bars restaurants and leisure facilities. Belper is renowned for its character and historic Mills. Having 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 stylish half glazed composite entrance door allows access.

SITTING ROOM

13'5 x 11'10 (4.09m x 3.61m)

A naturally light room with UPVC double glazed sash style window to the front, feature recessed fireplace with an electric stove, radiator and TV aerial point.

INNER LOBBY

There is a useful under stairs pantry with light, power and shelving.

DINING KITCHEN

26 ' x 11'9 max measurements (7.92m ' x 3.58m max measurements)

Having ceramic tiled wood grain effect flooring, a brick built fire place with brick hearth and a wood burning stove with stone lintel and wooden shelf. there is a wall mounted television, radiator and UPVC double glazed window to the rear. Open into :

FITTED KITCHEN

10'3 x 7' (3.12m x 2.13m)

Beautifully appointed with a modern range of white base cupboards, drawers and eye level units with granite effect work surface incorporating a composite sink drainer with mixer tap and splash back tiling. Integrated appliances include an electric oven, induction hob, extractor hood, fridge, freezer, dishwasher and a washing machine. There is inset spot lighting, UPVC double glazed window and a half glazed entrance door opens to the side. A Baxi combi boiler serves the domestic hot water and central heating system.

TO THE FIRST FLOOR

LANDING

Having a radiator, in-built airing cupboard providing linen storage and there is access to the roof void.

BEDROOM ONE

11'10 x 11'1 (3.61m x 3.38m)

Having a UPVC double glazed window to the front elevation, radiator and a cast iron feature fireplace.

BEDROOM TWO

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

Having a feature cast iron fireplace, UPVC double glazed window to the rear elevation, radiator and a built-in wardrobe.

LUXURY BATHROOM

Beautifully appointed with a four piece suite comprising a freestanding bath, double shower enclosure with a thermostatic shower, vanity wash hand basin and a low flush WC. There is complementary full tiling, ceramic tiled flooring, extractor fan, heated towel radiator, illuminated mirror, inset spot lighting and a UPVC double glazed window to the rear elevation.

OUTSIDE

To the front of the property is a driveway providing off road parking.

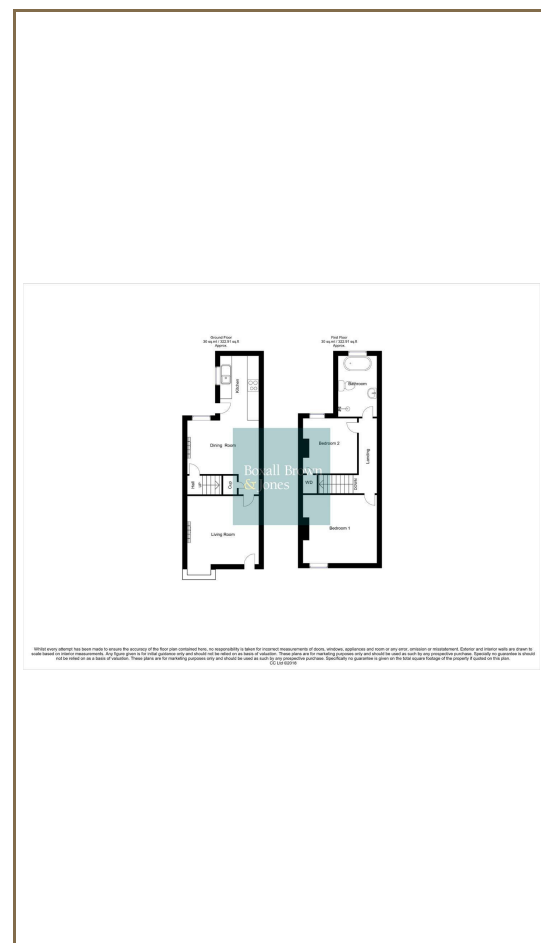
GARDEN

The rear enclosed garden is paved with a sunny seating area, having a gardeners WC and a brick built outhouse providing storage.

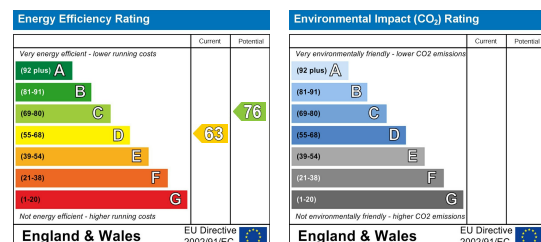
Area Map



Floor Plans



Energy Efficiency Graph



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