



3 Bed House - Semi-Detached

4 Mount Pleasant Drive, Belper DE56 2TH
Offers Around £249,950 Freehold



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**Fletcher
& Company**

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- Traditional Semi Detached Property
- Offers Potential – Perfect Refurbishment Project in Prime Location
- Gas Central Heating & Double Glazing
- Lounge & Dining Room
- Kitchen
- Three Bedrooms & Bathroom
- Front & Rear Gardens & Bick Store
- Driveway & Brick Garage
- Character Features
- Great Location – Handy For Belper Town Centre & Delightful Walks

Nestled in the charming area of Mount Pleasant Drive, Belper, this traditional semi-detached house presents an excellent opportunity for those looking to create their dream home. Spanning an impressive 923 square feet, the property boasts three well-proportioned bedrooms and two inviting reception rooms, providing ample space for family living and entertaining.

While the home is in need of modernisation, it offers a blank canvas for buyers to infuse their personal style and preferences. The prime location ensures that you are just a short stroll away from a variety of excellent amenities, making daily life both convenient and enjoyable.

The property also features a driveway with parking along with a garage. Additionally, there is significant potential for extension and even a loft conversion, allowing for further expansion to suit your needs.

With no chain involved, this home is ready for a new owner to take the reins and transform it into a contemporary haven. Whether you are a first-time buyer, a growing family, or an investor, this property offers a fantastic opportunity to secure a home in a desirable location.

The Location

The house is situated within easy access to the centre of Belper, which provides an excellent range of amenities including a supermarket, shops, education at all levels, Railway Station, public houses, restaurants and recreational facilities.

The village of Duffield is some three miles to the south and the City of Derby is eight miles to the south. The famous market town of Ashbourne, known as the gateway to Dovedale and the Peak District National Park, lies approximately ten miles to the west.

For those who enjoy the outdoor pursuits the nearby Derbyshire countryside provides some delightful scenery and walks along the banks of the River Derwent.

Accommodation

Ground Floor

Porch

5'1" x 1'6" (1.55 x 0.48)

With double opening front doors.

Entrance Hall

12'11" x 6'11" (3.96 x 2.11)

With deep skirting boards and architraves, high ceiling, radiator, double glazed window and staircase leading to first floor.



Pantry/Understairs Storage

Lounge

11'10" x 11'6" (3.62 x 3.53)

With brick fireplace, deep skirting boards and architraves, high ceiling, coving to ceiling, radiator and double glazed window to front.



Dining Room

11'8" x 11'6" (3.58 x 3.52)

With fireplace, deep skirting boards and architraves, high ceiling, coving to ceiling, base cupboard, radiator and double glazed window to rear.



Kitchen

8'5" x 6'11" (2.57 x 2.13)

With one and a half sink unit with mixer tap, wall and base units with worktops built-in four ring gas hob, built-in electric oven, plumbing for automatic washing machine, double glazed window and double glazed stable door giving access to garden.



First Floor Landing

7'9" x 3'2" (2.37 x 0.97)

With double glazed window and access through space.

Bedroom One

11'10" x 8'10" (3.63 x 2.71)

With fitted wardrobes with cupboards above, deep skirting boards and architraves, high ceiling, radiator and double glazed window to front.



Bedroom Two

11'10" x 9'7" (3.62 x 2.94)

With fitted wardrobes with cupboards above, deep skirting boards and architraves, high ceiling, radiator and double glazed window to rear.



Bedroom Three

7'10" x 6'3" (2.40 x 1.91)

With radiator, deep skirting boards and architraves, high ceiling and two double glazed windows.



Bathroom

7'0" x 6'11" (2.14 x 2.13)

With bath with shower and shower screen door, fitted wash basin with fitted base cupboard, low level WC, tiles splashbacks, radiator and double glazed obscure window.



Front Garden

The property is set back from the pavement edge behind a lawned fore-garden with a varied selection of shrubs, plants and brick wall.

Rear Garden

To the rear of the property is a generous sized garden laid to lawn with a varied selection of shrubs, plants, small trees, patio and outside brick store.



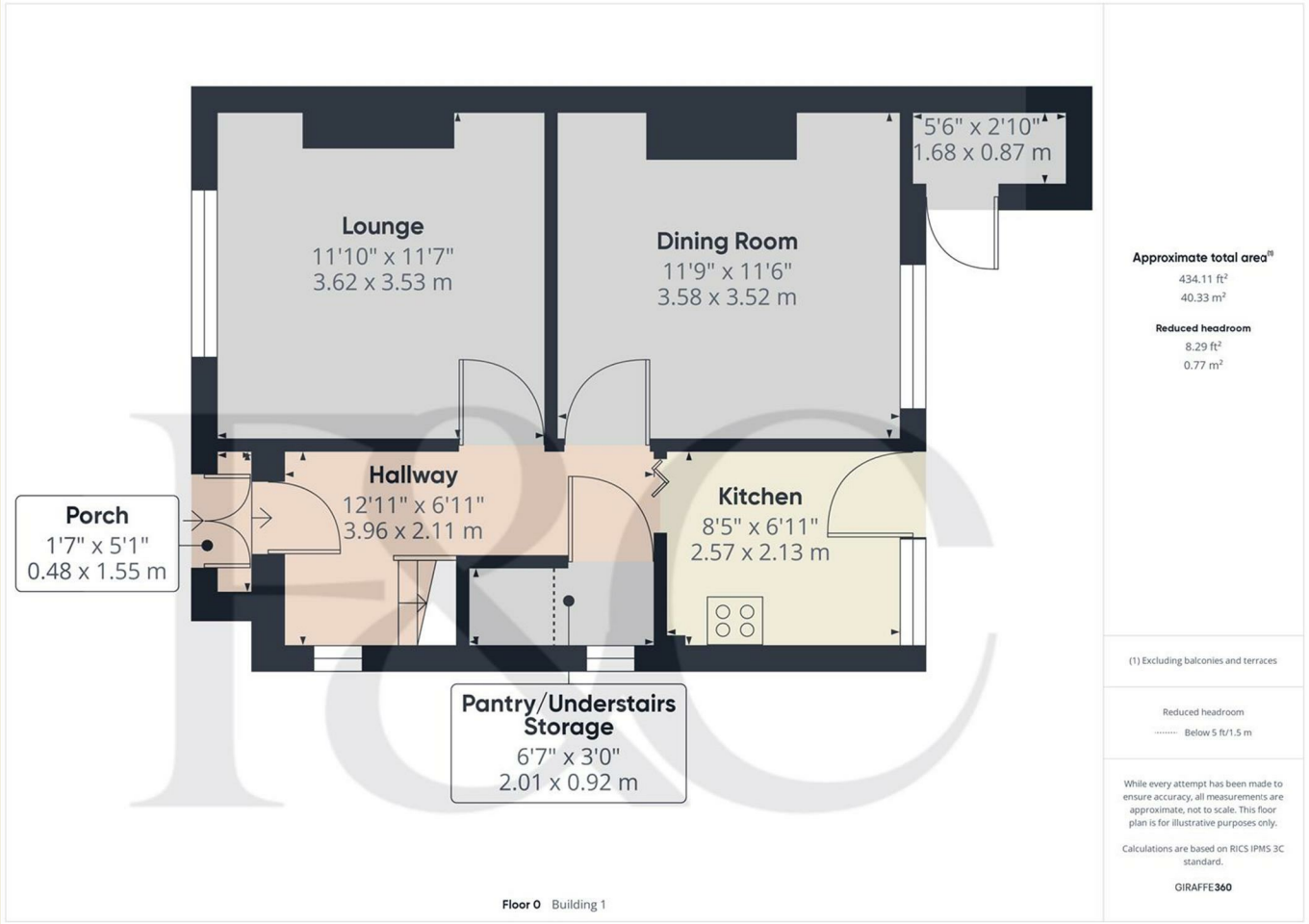
Driveway

A driveway provides car standing spaces.

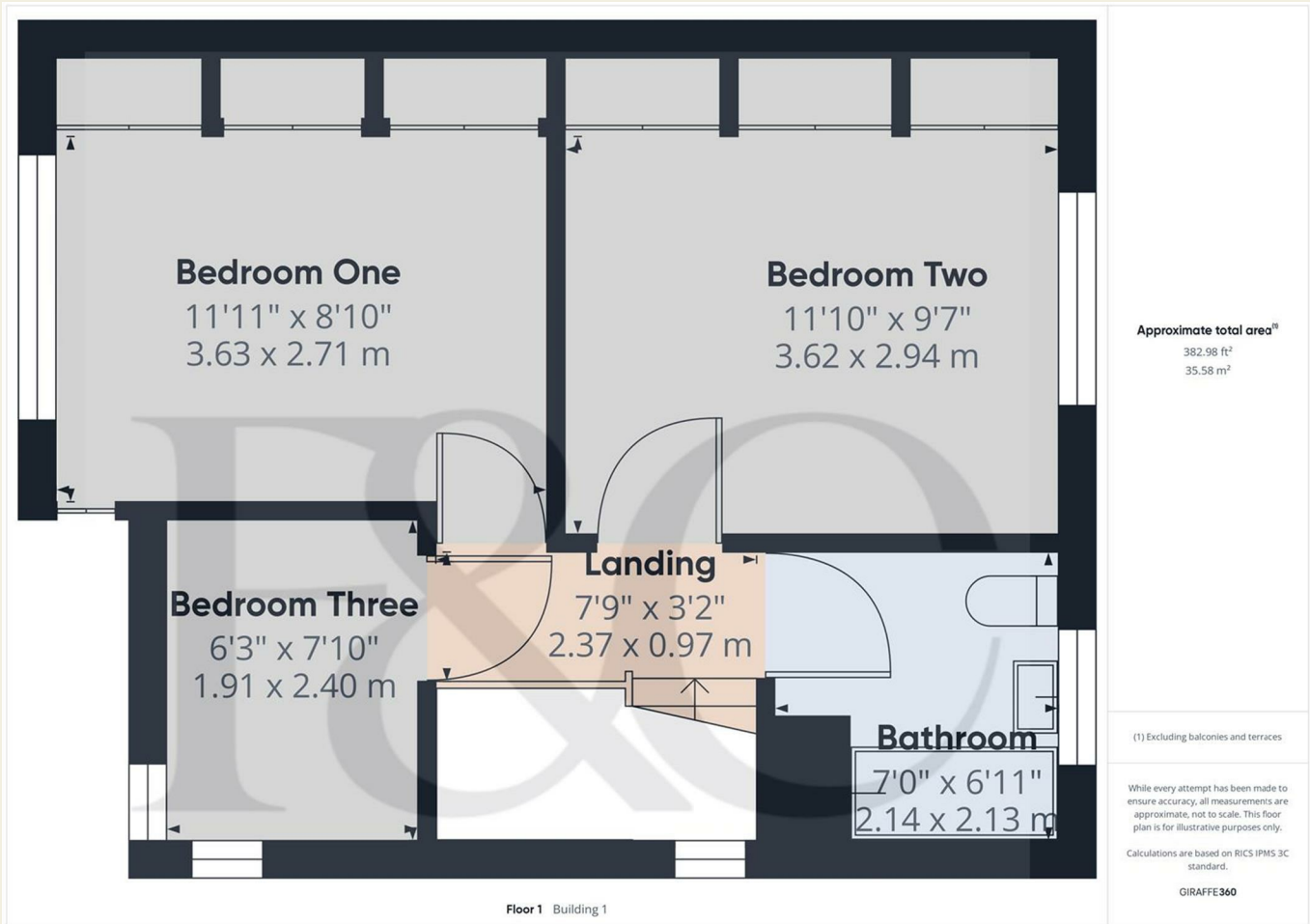
Brick Detached Garage
13'6" x 7'8" (4.14 x 2.34)
With power and lighting.



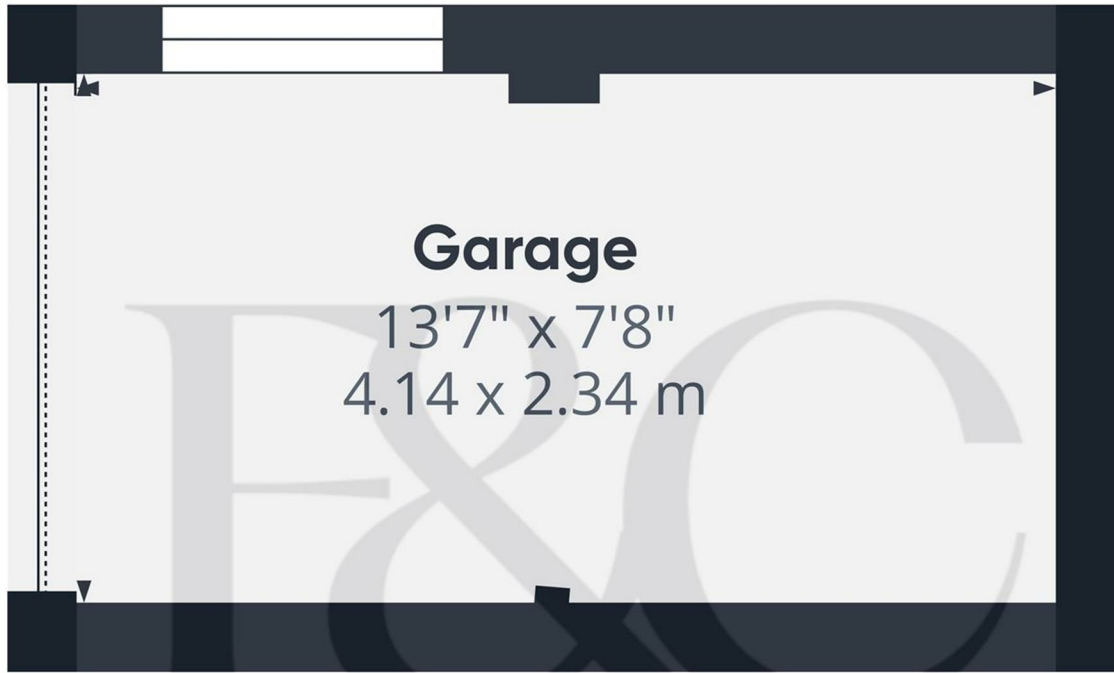
Council Tax - B
Amber Valley



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Approximate total area⁽¹⁾
106.02 ft²
9.85 m²




(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.


GIRAFFE360

Floor 0 Building 2

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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