

# Fletcher & Company

7 Lodge Drive, Belper, DE56 2TP

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Offers Over £450,000

Freehold

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- Detached Residence
- Fabulous Residential Location - Close To Belper Town
- Entrance Hall, Fitted Guest Cloakroom
- Spacious Lounge & Separate Dining Room
- Fitted Kitchen & Utility
- Four Bedrooms & Two Fitted Bathrooms
- Well Established Gardens
- Driveway
- Double Garage
- Great Location





## Summary

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Occupying a particularly pleasant location in Belper, this four bedroom detached property with double garage is set back from Lodge Drive, occupying an elevated position offering views back over the picturesque market town of Belper.

# F&C

## The Location

Belper is a particularly sought-after market town with a bustling high street and vibrant community spirit offering an excellent range of amenities including shops, restaurants, bars, cinema, cafes and a regular bus service. The River Gardens offer picturesque views over the River Derwent and East Mill along with the train station providing easy access to Matlock North and Derby to the South.

## Accommodation

### Ground Floor

#### Entrance Hall

11'9" x 6'10" (3.59 x 2.09)

Entrance door provides access to the spacious entrance hall with useful storage cupboard and staircase leading to the first floor.

#### Lounge

25'1" x 11'11" (7.66 x 3.65)

With feature fireplace incorporating an extended stone surround with display mantel and integrated gas fire, radiator, decorative coving, engineered oak flooring and dual aspect double glazed windows to the front and rear.



## Dining Room

16'4" x 9'2" (5.00 x 2.81)

With radiator, decorative coving ceiling fan, double glazed French doors to the side and bay window to the front.



### **Fitted Kitchen**

11'0" x 9'8" (3.37 x 2.97)

With stone effect worktops and tiled surrounds, inset one and a quarter sink unit with mixer tap, fitted base cupboards and drawers with complementary wall mounted cupboards having downlighting, large induction hob with extractor hood over, integrated oven and microwave, appliance spaces suitable for a dishwasher and large fridge/freezer, recessed ceiling spotlighting, double glazed window and archway to the separate utility room.



### **Utility**

8'11" x 7'9" (2.73 x 2.38)

With matching stone effect worktops and tiled surrounds, a further range of fitted useful cupboards and drawers, inset stainless steel sink unit, radiator, double glazed window and door to the side and door to the storage cupboard with plumbing for washing machine and space for tumble dryer.

### **Fitted Guest Cloakroom**

5'11" x 2'6" (1.81 x 0.77)

With low flush WC, wash handbasin and double glazed window to the side.

### **First Floor**

#### **Landing**

With doors leading to four bedrooms and bathroom.

## Bedroom One

21'5" x 9'1" (6.53 x 2.79)

A spacious room with radiator, a good range of built-in wardrobes, double glazed windows to the front and side and door to the en-suite shower room.



### **En-Suite Shower Room**

9'1" x 6'2" (2.78 x 1.89)

Fitted with a stylish suite comprising low flush WC, vanity unit with wash handbasin and cupboard beneath, double shower cubicle with rainfall shower and handheld attachment and double glazed window to the side.



### **Bedroom Two**

11'0" x 10'0" (3.37 x 3.07)

With radiator, built-in wardrobe and double glazed window to the rear offering impressive views.



### Bedroom Three

11'11" x 11'10" (3.65 x 3.63)

With radiator and double glazed window to the rear offering impressive views.



### Bedroom Four

7'10" x 6'9" (2.39 x 2.08)

With radiator, built-in wardrobe and double glazed window to the rear.



## Bathroom

9'9" x 6'4" (2.99 x 1.94)

Tiled with a suite comprising low flush WC, vanity unit with wash handbasin and tiled surrounds with fitted cupboards beneath, bath with shower over, radiator and double glazed window to the rear.



## Outside

The property occupies a fabulous plot with recently installed stone walling set back, whilst enjoying an elevated position set amidst a beautifully stocked garden featuring an abundance of herbaceous borders containing flowering plants and shrubs with block paved seating areas maximising the view. There is also a lawn section, hard standing for a summerhouse and a lower-level driveway providing access to a detached garage with power and electric door.



**Detached Double Garage**

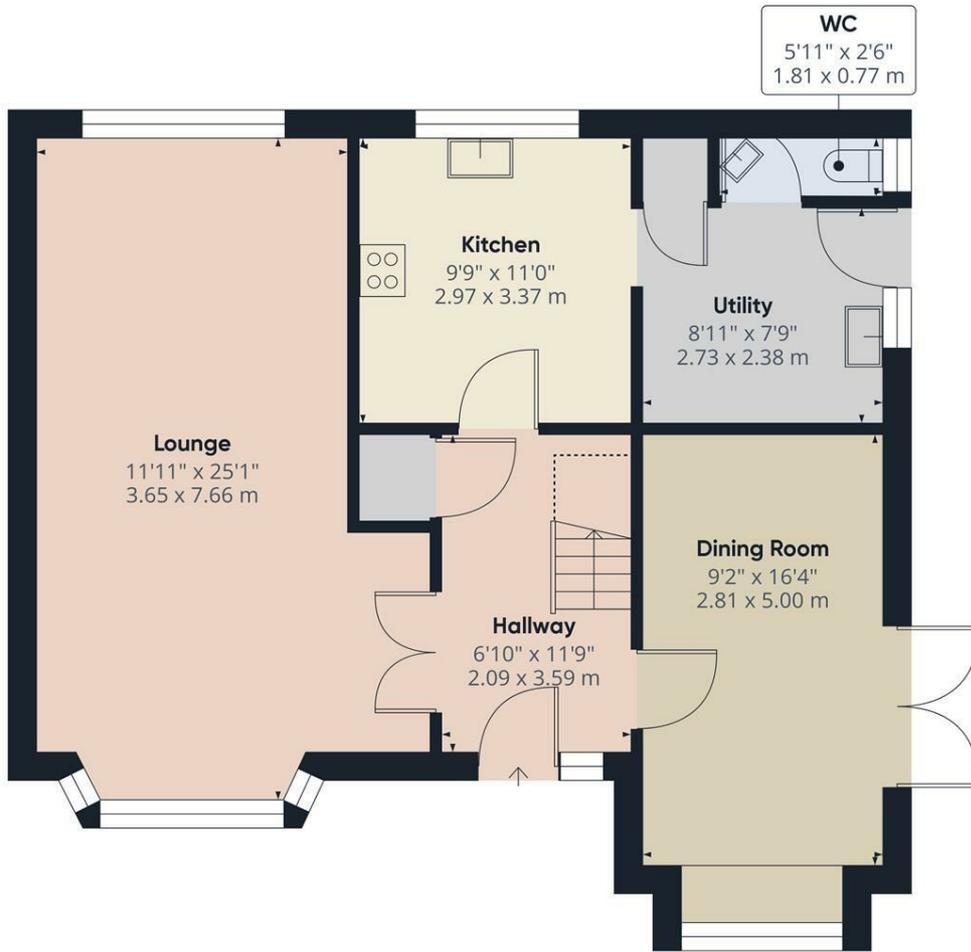
6.4 x 5.18

With power and electric door.



**Council Tax Band E**





Floor 0

**Approximate total area<sup>(1)</sup>**  
790.6 ft<sup>2</sup>  
73.45 m<sup>2</sup>

**Reduced headroom**  
16.16 ft<sup>2</sup>  
1.5 m<sup>2</sup>

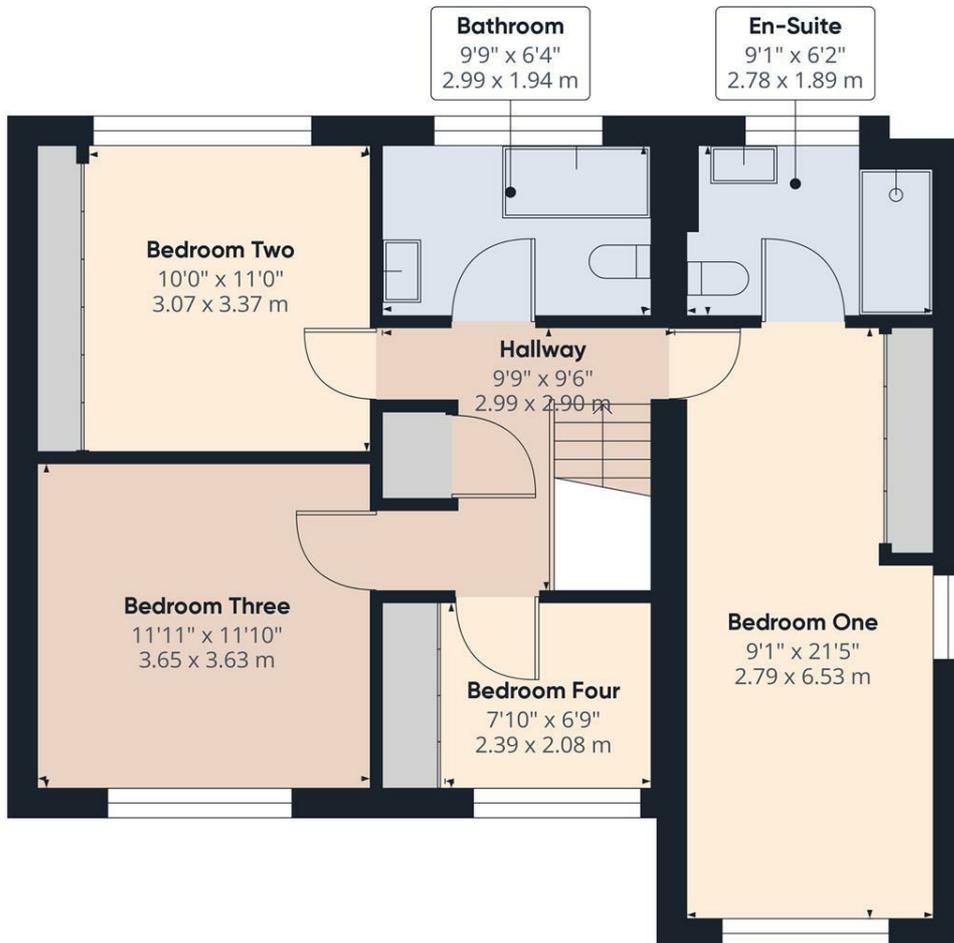
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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.

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Floor 1

**Approximate total area<sup>(1)</sup>**  
713.99 ft<sup>2</sup>  
66.33 m<sup>2</sup>

(1) Excluding balconies and terraces

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7 Lodge Drive  
Belper  
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Council Tax Band: E  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	