Fletcher & Company

14 Pottery Close, Belper, DE56 0HU

Offers In The Region Of £450,000

Freehold



- A Detached Family Home In An Enviable Cul De Sac Location
- Open Aspect/Views To The Front
- Entrance Hall, Cloakroom/WC And Separate Office/Playroom
- Sitting Room And Modern Full Width Dining Kitchen With Utility Room
- Four Bedrooms, En Suite Shower Room
- Family Bathroom With A Four Piece Suite
- Detached Annex With One Bedroom Plus En Suite
- Driveway For Several Vehicles And Gardens To The Front
- An Enclosed Rear Garden And Patio
- Easy Access To Belper Town Centre, A38, M1, A6 And Rail Network





Summary

Located in the desirable Pottery Close, Belper, this splendid detached family home offers a perfect blend of comfort and space for modern living. The property is situated at the end of a cul de sac, with delightful open views to the front.

Upon entering, you are greeted by a welcoming hallway with a cloakroom/WC. There is a sitting room adorned with a feature fireplace and a versatile office/study/playroom, ideal for those who work from home or require extra space for leisure activities.

The heart of the home is undoubtedly the full-width dining kitchen, which boasts contemporary units and integrated appliances. French doors open seamlessly to the rear garden, allowing for a delightful indoor-outdoor living experience, perfect for entertaining family and friends. A separate utility room adds to the practicality of this well-designed space.

The first floor accommodates four generously sized bedrooms, including an en suite shower room to the main bedroom. The family bathroom features a luxurious four-piece suite, catering to the needs of a busy household.

Outside a driveway provides ample parking for several cars.

To the rear is a delightful, enclosed garden which is mainly laid to lawn with an additional patio area which extends to the side. The garden has mature trees and shrubs to the surround

Adding to the appeal of this property is a detached annexe, which offers an open plan living/bedroom area complete with an en suite shower room. This versatile space could serve as guest accommodation, space for an independant family member or a home office/hobby room.

With parking available for up to four vehicles, this home is not only spacious but also practical for family living.

Walking distance of Belper Town Centre, Leisure Centre and local Primary and Secondary schools. Easy access to the A6, A38, M1 and The Peak District. A Train Station in Belper links with London St Pancras and other major cities. Open countryside is on the doorstep.

The Location

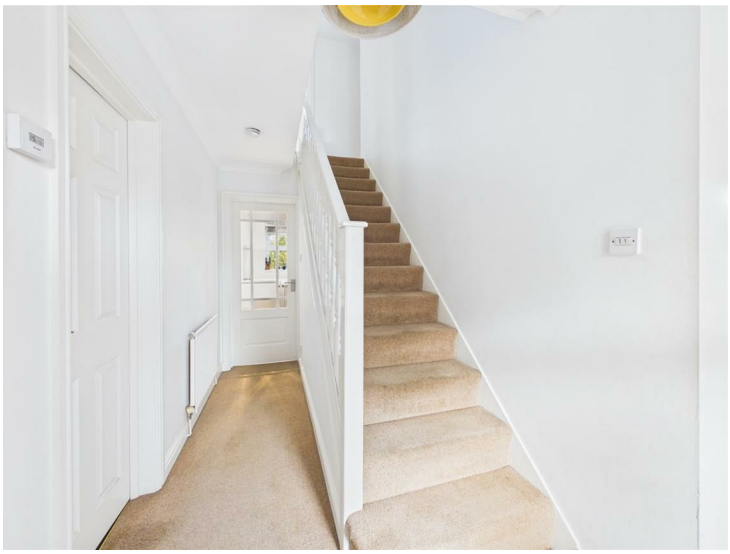
Accommodation

Ground Floor

Entrance Hall

13'2" x 5'6" (4.02 x 1.70)

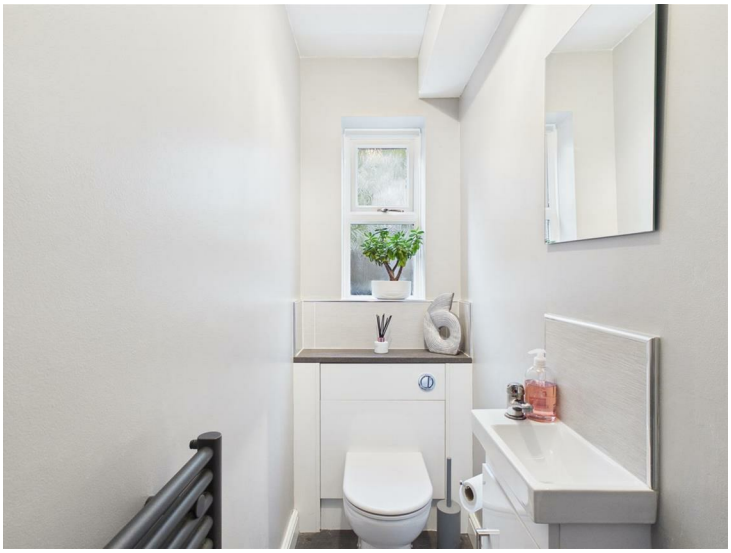
Having a double glazed entrance door with obscure glass and UPVC double glazed window to the side, also with obscure glass. There is a central heating radiator and stairs lead to the first floor.



Cloakroom/WC

7'8" x 2'9" (2.36 x 0.85)

Appointed with a modern two piece suite comprising a vanity wash handbasin with useful cupboard beneath and tiled to the splashback and a low flush WC with useful shelving above, tiled splashback and tiling to the surround. Having a wood grain effect floor, a wall mounted heated towel rail, a wall-mounted mirror and a UPVC double glazed window with frosted glass to the side elevation.



Sitting Room

13'3" x 11'6" (4.06 x 3.51)

Having a feature fireplace with inset living flame gas fire, a central heating radiator and UPVC double glazed box bay window. Feature half glazed double doors provide access to the dining kitchen.





Dining Kitchen
26'1" x 9'11" (7.96 x 3.04)
Comprehensively fitted with a range of modern base cupboards, drawers and eye level units with a quartz worktop over incorporating stainless steel sink drainer unit with mixer tap. Having feature quartz splashback rising to the window sills and integrated appliances include refrigerator, freezer, dishwasher, electric oven, additional oven/microwave, ceramic hob and stainless steel extractor fan with light. Having inset spotlighting to the ceiling, open shelving, two modern column radiators and two UPVC double glazed windows overlooking the rear garden. Having UPVC double glazed French doors which provide views of and access to the rear garden and patio. There is a built-in understairs cupboard which provides excellent storage space. A half glazed door leads back into the hallway.







Kitchen Area





Utility Room

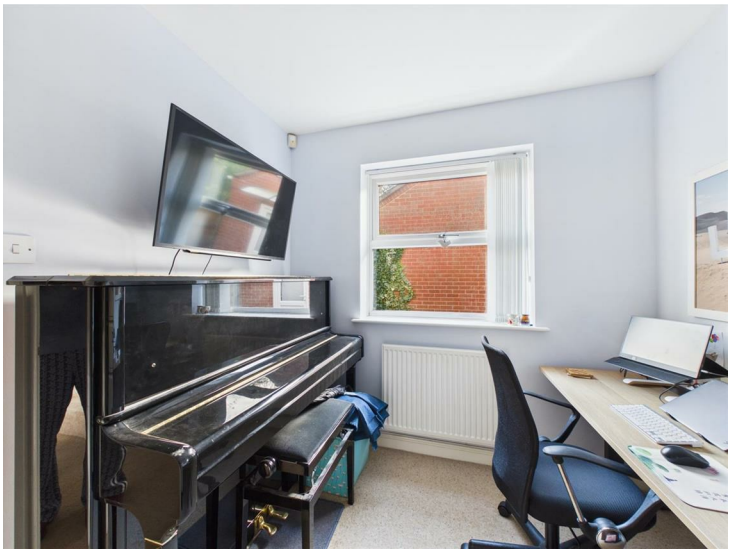
7'8" x 5'2" (2.35 x 1.59)

Appointed with modern base cupboards with the quartz work surface over incorporating a stainless steel sink drainer unit with mixer tap. There is metro style tiling to the splashback areas, plumbing for an automatic washing machine and space for a tumble dryer. Having additional open shelving and a wall mounted boiler serving domestic hot water and central heating system. Having a central heating radiator, a UPVC double glazed window to the rear with frosted glass and a UPVC double glazed half glazed door with frosted glass provides access to the rear garden.



Study/Office/Playroom
8'2" x 7'8" (2.51 x 2.34)
Having a UPVC double glazed window to the front and a central heating radiator.





First Floor Landing
9'5" x 2'11" (2.88 x 0.91)
Having a built-in airing cupboard providing excellent storage space and access is provided to the roof space which has a pull down ladder and light.

Bedroom One

12'2" x 11'9" (3.71 x 3.60)

Appointed with a range of fitted bedroom furniture comprising wardrobes, drawers and shelving. There is a central heating radiator and two UPVC double glazed windows overlooking the rear garden.





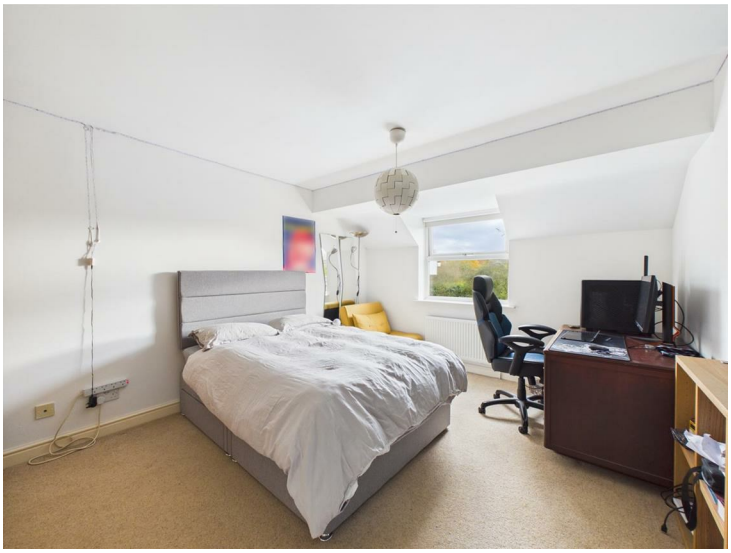
En-Suite

5'1" x 4'10" (1.56 x 1.48)

Appointed with a three piece modern white suite comprising a walk-in shower cubicle with glass shower door and mains fed electric shower over, a low flush WC and a pedestal wash handbasin. Having full tiling to the walls and shower enclosure, a wall mounted chrome heated towel rail, a wall mounted bathroom cabinet with mirrored front and an extractor fan. There is a UPVC double glazed window with frosted glass.



Bedroom Two
13'8" x 11'10" (4.19 x 3.62)
Having a central heating radiator and a UPVC double glazed window to the front elevation overlooking nearby playing fields.



Bedroom Three
10'5" x 9'8" (3.19 x 2.96)
With a central heating radiator and a UPVC double glazed window overlooking the rear garden.



Bedroom Four
9'2" x 6'6" (2.81 x 2.00)
Having a central heating radiator and a UPVC double glazed window to the rear.



Family Bathroom
10'2" x 5'11" (3.11 x 1.81)
Appointed with a four piece modern white suite comprising a corner shower cubicle with a sliding shower doors and rainfall shower over, a panelled bath with hand held shower attachment, a vanity wash handbasin with useful built-in cupboards to the surround and overhead cupboards with inset mirror and spotlighting. There is a low flush WC. Having modern half tiling to the walls, splashback panelling to the shower enclosure, inset spotlighting and an extractor fan. Having a wall mounted heated towel rail and a UPVC double glazed window with frosted glass.





Outside

At the front of the property there is an extensive tarmacadam driveway providing off-road parking for several vehicles which leads to the house and annex. A lawned garden runs to the left hand side providing an additional area for family entertainment and to the front of the property is a well-stocked bed with mature shrubs and flowering plants. A path to the side of the house leads to an enclosed rear garden which features a block paved patio and lawned garden beyond. The garden has mature shrubs and flowering plants to the borders. Having a fully enclosed surround.





Detached Annex

Open Plan Living Space/Bedroom
16'4" x 15'5" (5.00 x 4.71)
Having a UPVC double glazed entrance door which opens to an open plan living space/bedroom which has two central heating radiators, inset spotlighting, two UPVC double glazed Velux style skylight windows and two UPVC double glazed windows to the front. Access is provided to a roof space. A door leads to the en-suite.

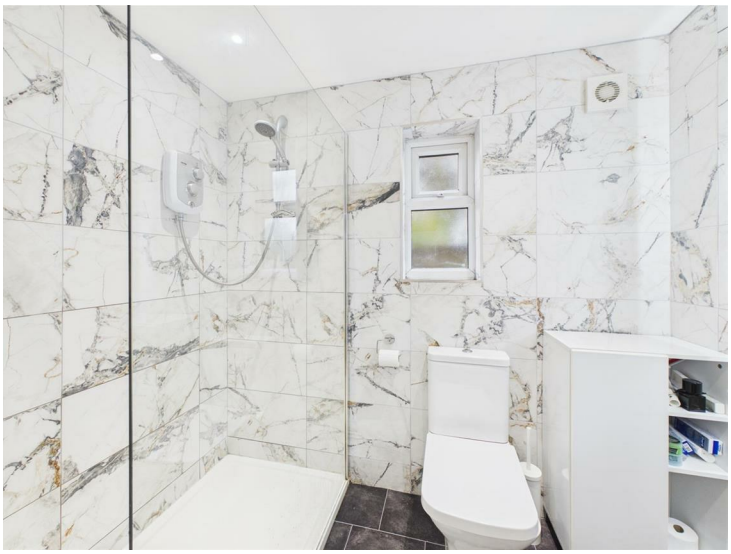


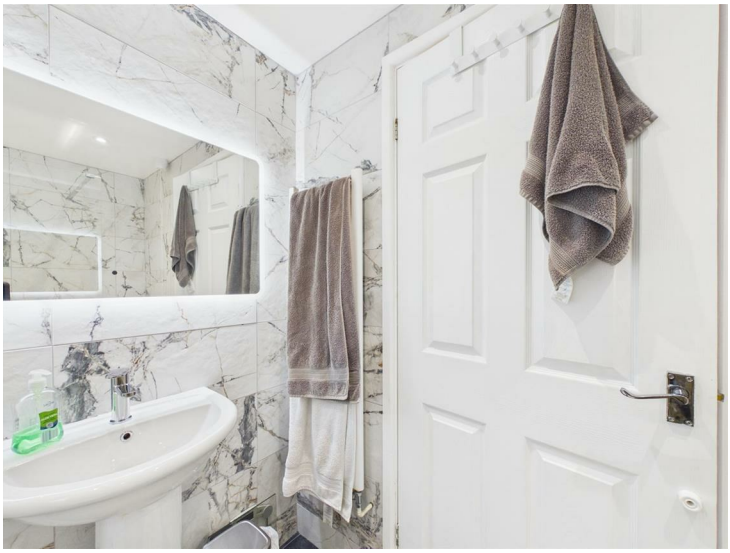


En-Suite

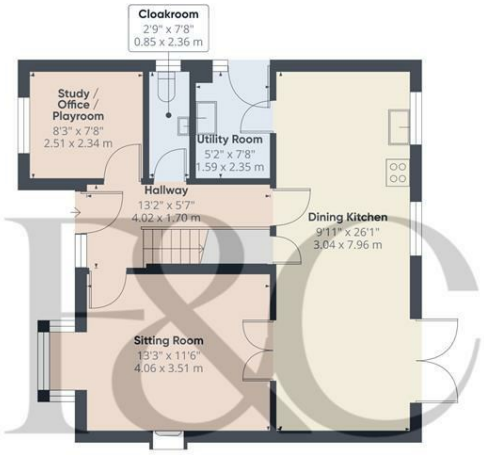
7'5" x 5'5" (2.28 x 1.67)

Appointed with a modern three piece suite comprising a walk-in double shower cubicle with glass shower screen and electric shower over, a pedestal wash handbasin and a low flush WC with feature marble effect full tiling to all walls. Having inset spotlighting, and extractor fan, a wall mounted mirror with touch lighting and a wall mounted heated towel rail. There is a UPVC double glazed window with frosted glass and tile effect flooring. This area would make an ideal space for an additional bedroom, an elderly relative, an older child requiring independent living or a work from home space. Formerly a double garage, this has been converted by the current owner who has informed us that full building regulation consent was obtained. You are advised to have this verified by your legal advisor prior to exchange of contracts.





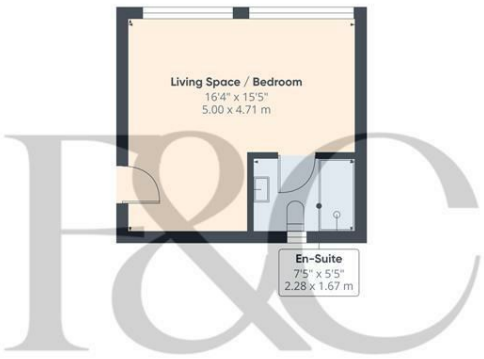
Council Tax Band E



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

1510 ft²

140.2 m²

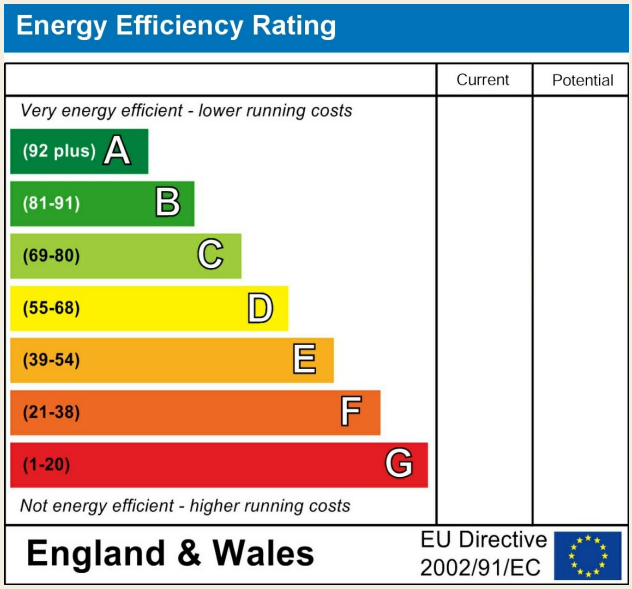
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Council Tax Band: E
Tenure: Freehold