



3 Bed House - Detached

9 Gorsey Close, Belper DE56 2TT

Offers Over £350,000 Freehold



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Fletcher
& Company

www.fletcherandcompany.co.uk

- Highly Appealing Two/Three Bedroom Detached Home
- Popular Cul-de-Sac Location - Far-Reaching Views
- Potential to Extend (Subject to Planning Permission)
- Lounge & Study/Bedroom Three
- Extended Kitchen/Dining Room
- Two Double Bedrooms & Fitted Four Piece Family Bathroom
- Corner Plot Garden - Front, Side & Rear
- Block Paved Driveway - Several Car Parking
- Single Garage
- Sought-After Location in Belper with Easy Access to Amenities

This highly appealing two/three bedroom detached home offers a delightful blend of comfort and potential.

One of the standout features of this home is its corner plot garden, which provides ample outdoor space for gardening. The potential to extend the property, subject to planning permission, offers exciting possibilities for those looking to personalise their living space further.

Situated in a sought-after location in Belper, this home enjoys easy access to local amenities, making daily life both convenient and enjoyable.

The Location

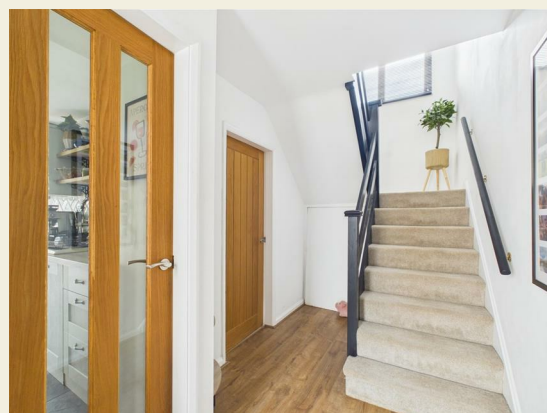
The property is close to the centre of Belper, which provides an excellent range of amenities including supermarkets, shops, education at all levels, Railway Station, public houses, restaurants and recreational facilities. Within the noted World Heritage Site. The village of Duffield is some three miles 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.

Entrance Hall

12'9" x 6'0" (3.91 x 1.84)

With entrance door, inset doormat, wood flooring, radiator, understairs storage cupboard and staircase leading to first floor.



Lounge

16'2" x 11'10" (4.94 x 3.63)

With display chimney breast with bespoke fitted shelving either side, deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, double glazed window to side with fitted lined, double glazed bow window to front with deep window sill and internal oak veneer door with chrome fittings.



Study/Bedroom Three

10'2" x 8'7" (3.12 x 2.64)

With radiator, double glazed window with fitted blind overlooking rear garden and internal oak veneer door with chrome fittings.



Kitchen/Dining Room



Dining Area

8'3" x 7'10" (2.54 x 2.40)

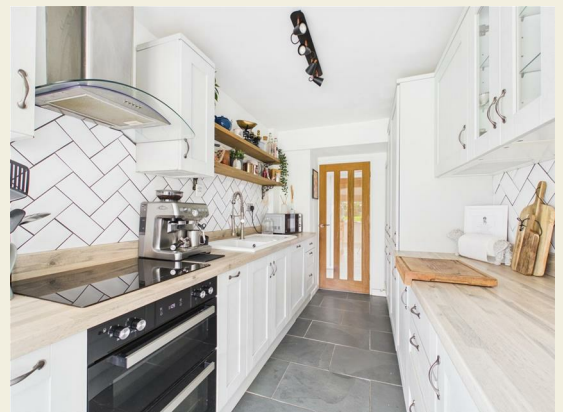
With tile floor, radiator, two double glazed windows, open archway leading to kitchen area and double glazed door giving access to garden.



Kitchen Area

11'11" x 6'11" (3.64 x 2.12)

With single sink with mixer tap wall and base fitted units with matching worktops, built-in induction hob with extractor hood over, built-in electric fan assisted oven, integrated dishwasher, integrated fridge/freezer, matching tile flooring, bespoke fitted shelving, internal glazed oak veneer door with chrome fittings, sensored concealed workshop lights and open archway leading to dining area.



First Floor Landing

5'11" x 3'9" (1.81 x 1.15)

With double glazed window with fitted blind to side and access to roof space.

Bedroom One

With fitted wardrobe with fitted shelving, useful storage into eaves with sliding doors, far-reaching views to front, radiator, double glazed window and internal oak veneer door with chrome fittings.



Bedroom Two

10'3"x 9'11" (3.13x 3.03)

With useful storage into eaves, radiator, double glazed window to rear and internal oak veneer door with chrome fittings.



Family Bathroom

7'9" x 5'6" (2.38 x 1.68)

With bath, fitted wash basin with fitted base cupboard underneath, low level WC, separate shower cubicle with shower, tile splashbacks, tiled effect floor, radiator, double glazed window to side and internal oak veneer door with chrome fittings.



Front Garden

To the front of the property is a gravelled area providing extra car parking space with crazy paved pathway leading to a side access door.

Side Garden

To the side of the property is a further seating area, timber garden shed and also potential to extend the property to the side (subject to planning permission).



Rear Garden

To the rear of the property is a lawn garden with barked flower beds and raised decked area with pergola over.



Driveway

A generous size block paved driveway provides car standing spaces for three vehicles.

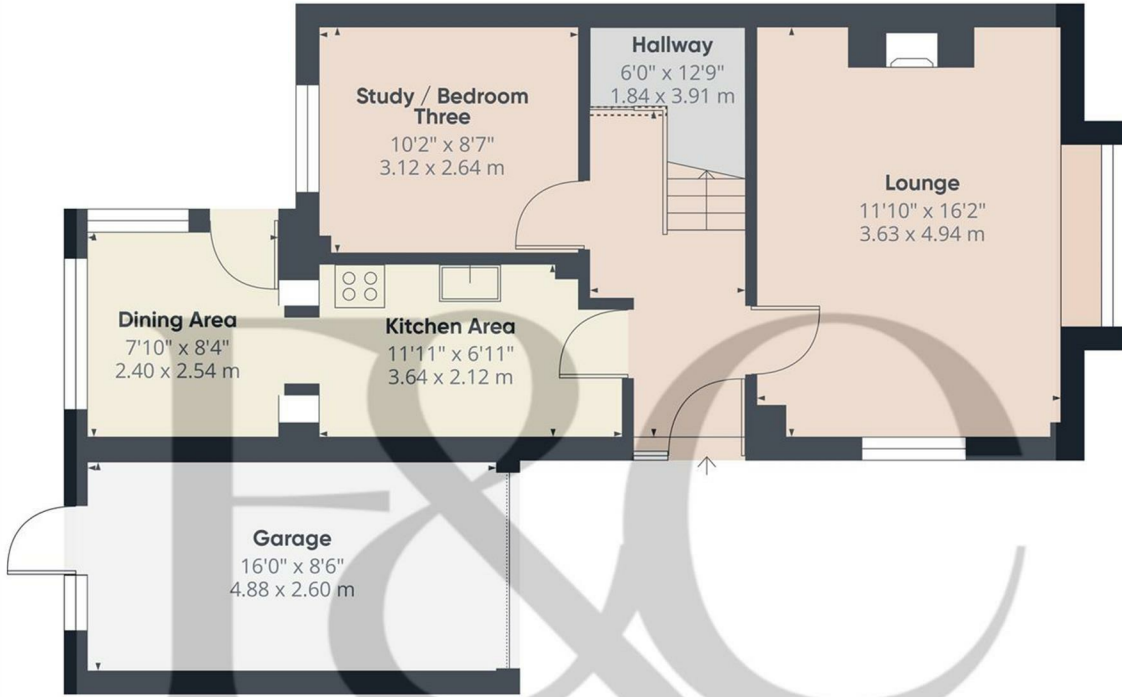
Garage

16'0" x 8'6" (4.88 x 2.60)

With concrete floor, power, lighting, gas metre, rear personnel door with rear window, cold water tap, plumbing for automatic washing machine and up and over front door.



Council Tax Band C



Approximate total area⁽¹⁾
 668 ft²
 62.1 m²

Reduced headroom
 1 ft²
 0.1 m²

(1) Excluding balconies and terraces

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

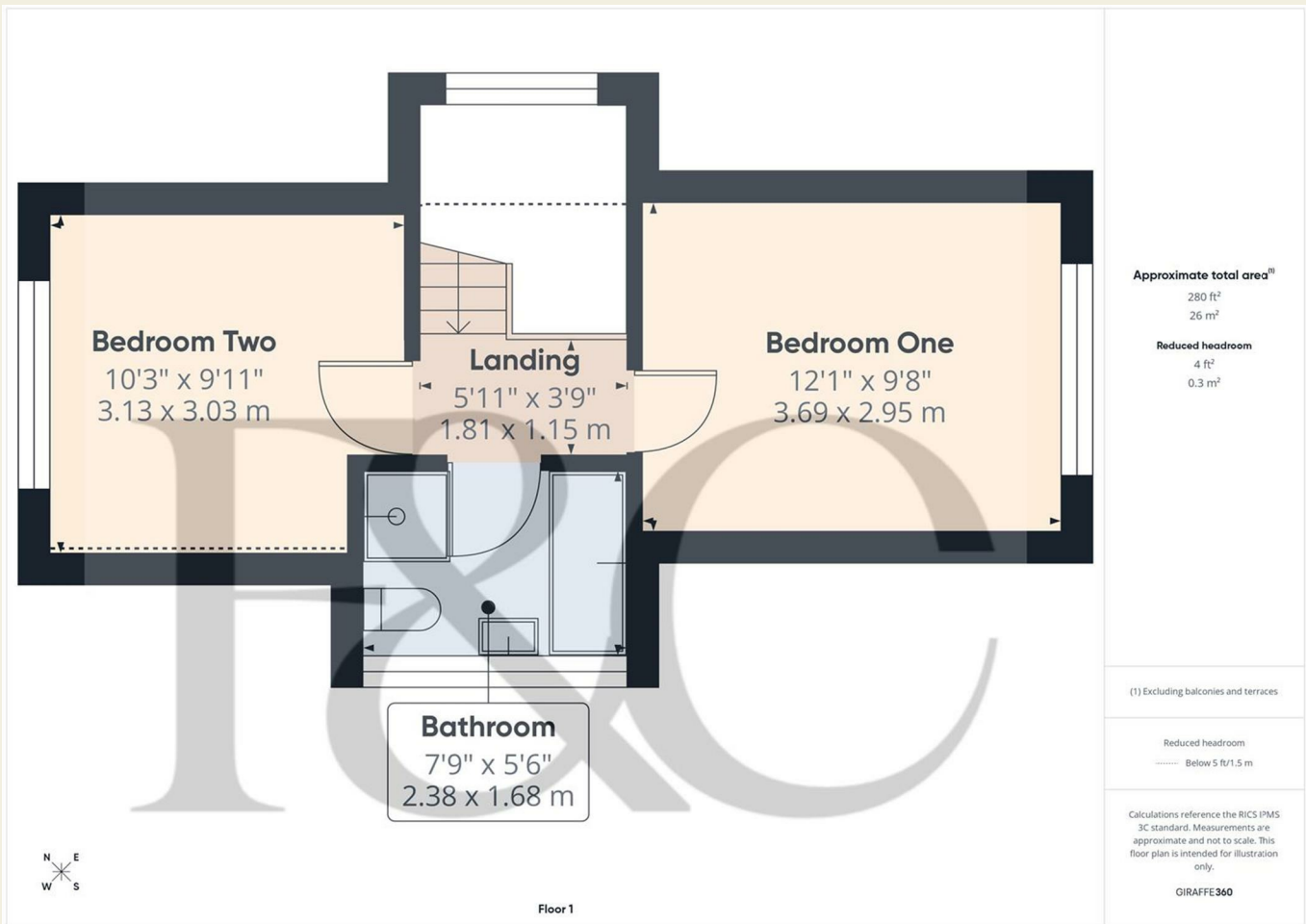
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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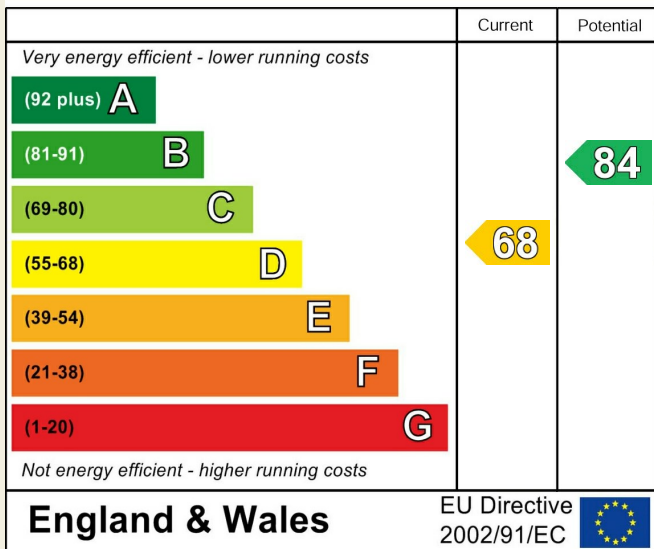


Floor 0

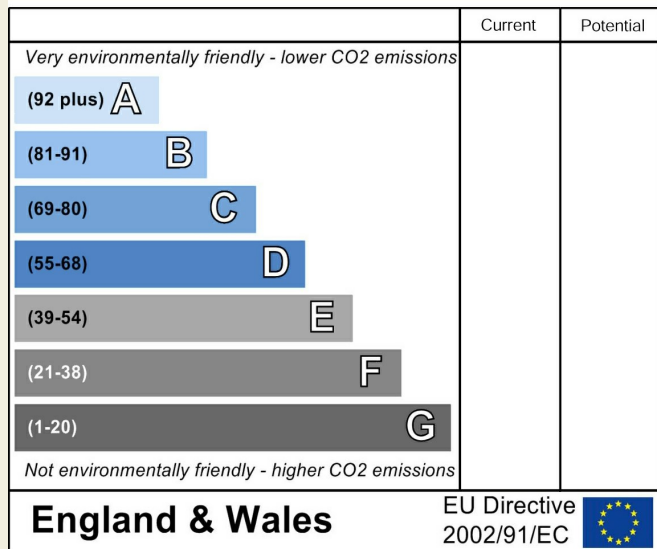
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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