



Brampton Court
Belper





Property Description

A deceptively spacious, extended three/ four bedroom semi-detached home in a popular residential location within Belper, on a south facing corner plot, boasting ample off-road parking with an EV charging point. The property has been finished to a high standard throughout, with excellent local amenities and transport links, and gas central heating. In brief, the accommodation comprises to the ground floor; An entrance hallway, kitchen with Granite work surfaces that opens on to the snug area, lounge and dining room. To the first floor are four bedrooms and a family bathroom.

Belper is a historic market town in Derbyshire, forming part of the Derwent Valley Mills World Heritage Site and well known for its characterful architecture and strong community feel. The town boasts a vibrant high street, which won the prestigious Great British High Street Award, and offers a great mix of independent shops, cafes and amenities. Surrounded by beautiful countryside and within easy reach of Derby and Peak District National Park, Belper is a highly desirable place to live.

Entrance Hallway

Accessed via composite door to the front elevation and having a UPVC double glazed window to the side elevation, Italian stone flooring and door opening to:

Snug

Having open access to the kitchen and having a central heating radiator, Italian stone flooring, door to storage cupboard, with scope to be converted to a W.C, and solid oak double doors opening into the dining room.

Kitchen

Having Italian stone flooring, range of matching wall and base units with Granite work surfaces over, inset stainless steel double sink unit with filtered water and mixer tap over and, four ring gas hob, integrated electric oven and grill fridge and freezer, plumbing for washing machine, plumbing for slimline dishwasher, UPVC double glazed window to the side elevation, a central heating radiator, boiler, spotlights and coving to the ceiling.

Lounge

Having engineered wood flooring, a central heating radiator, electric fireplace, coving to the ceiling, a solid oak staircase rising to the first floor, UPVC french door opening to the rear garden, solid double oak doors opening to the kitchen and access to the dining room.

Dining Room

Having UPVC double glazed bay window to the side elevation, oak flooring, a central heating radiator and solid double oak doors leading into the snug.

First Floor Landing

Having coving to the ceiling, door to storage cupboard, loft access, Amtico flooring, doors off leading to bedrooms and bathroom.

Master Bedroom

Having UPVC double glazed window to the side, fitted wardrobes and overhead storage, a central heating radiator, rosewood flooring and coving to the ceiling.

Bedroom Two

Having UPVC double glazed window to the side, a central heating radiator, oak wood flooring and coving to the ceiling.

Bedroom Three

Having UPVC double glazed window to the front, a central heating radiator and overhead storage.

Study/ Bedroom Four

Having UPVC double glazed window to the side, coving and a central heating radiator.

Bathroom

Having a generously sized mains fed shower with splashback boarding, shaver point, oak vanity unit fitted with a wash hand basin, low level W.C, obscured double glazed window to the side, extractor fan, heated towel rail and Amtico flooring.

Outside

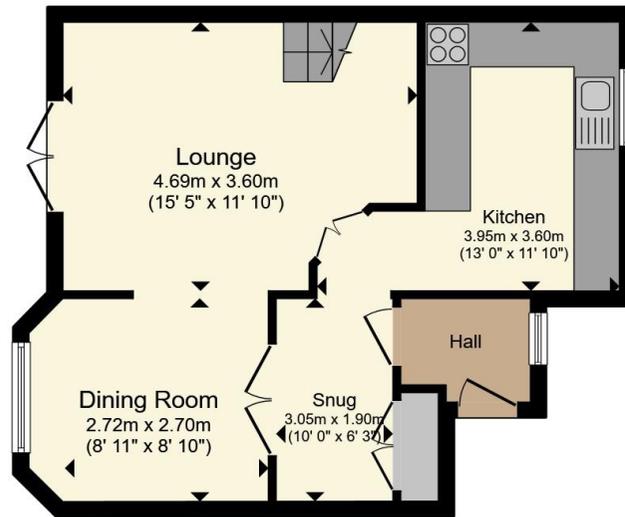
Externally the property sits on a corner plot with a generous driveway to the side elevation providing ample off road parking, an EV charger point, and gated side access opening to an enclosed garden.

The enclosed garden boasts a south facing aspect and a good degree of privacy. There are wall and fenced boundaries, a paved seating area, an area laid to lawn, a decked seating area and gated side access.









Ground Floor



First Floor

Total floor area 85.1 m² (915 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

T 01773 822622
E belper@burchelledwards.co.uk

1-3 Bridge Street
 BELPER DE56 1AY

EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

check out more properties at burchelledwards.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BEL206868 - 0009