

Home 2 Sell

Quality Service For Less



## 84 Belper Road

Bargate, Belper, DE56 0SU

Open To Offers £299,950



\*\*\*\*\*DEVELOPMENT OPPORTUNITY\*\*\*\*\*

Home2sell are delighted to offer this three bedroom detached property set in generous grounds having fore garden, garage and driveway with a generous rear garden enjoying a most fine aspect and views which can only be truly appreciated when viewed. Accommodation comprising in brief of Entrance Hall, Lounge, Dining Room, Kitchen, Pantry and Side Porch. To the first floor landing three well proportioned Bedrooms and a Family Bathroom. The residence enjoys a highly sought after location nestled between Bargate and the popular village of Holbrook. Viewing Essential. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Entrance Hall

Lounge

13'5" x 11'6" (4.11m x 3.51m )

Dining Room

13'11" x 10'9" max (4.25m x 3.30m max)

Kitchen

11'3" x 5'6" (3.43m x 1.69m)

Pantry

Porch

To the first floor landing

Bedroom One

11'5" x 10'11" (3.48m x 3.35m)

Bedroom Two

9'9" x 11'5" (2.98m x 3.49m )

Bedroom Three

11'5" x 6'8" (3.48m x 2.05m )

Bathroom

Outside

The property is set in generous grounds having fore garden and driveway with garage. Having a generous rear garden enjoying a most fine aspect backing on to open fields and enjoying views which can only be truly appreciated when viewed.

Area

Belper Road is situated within walking distance of the popular village of Holbrook and approximately a

mile and a half from the centre of Belper which provides an excellent range of amenities including shop, schools and recreational facilities and excellent dog walks. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's outer ring road provides convenient onward travel to the major trunk roads and the motorway network.

There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

Directional Note

From the Belper office of Home2sell proceed along Queen Street turn left onto Gibfield Lane which then becomes Holbrook road and then Bargate Road, at the mini roundabout turn right onto Belper Road where the property can be found on the left hand side clearly identified by our distinctive Home2sell For sale board.



## Road Map



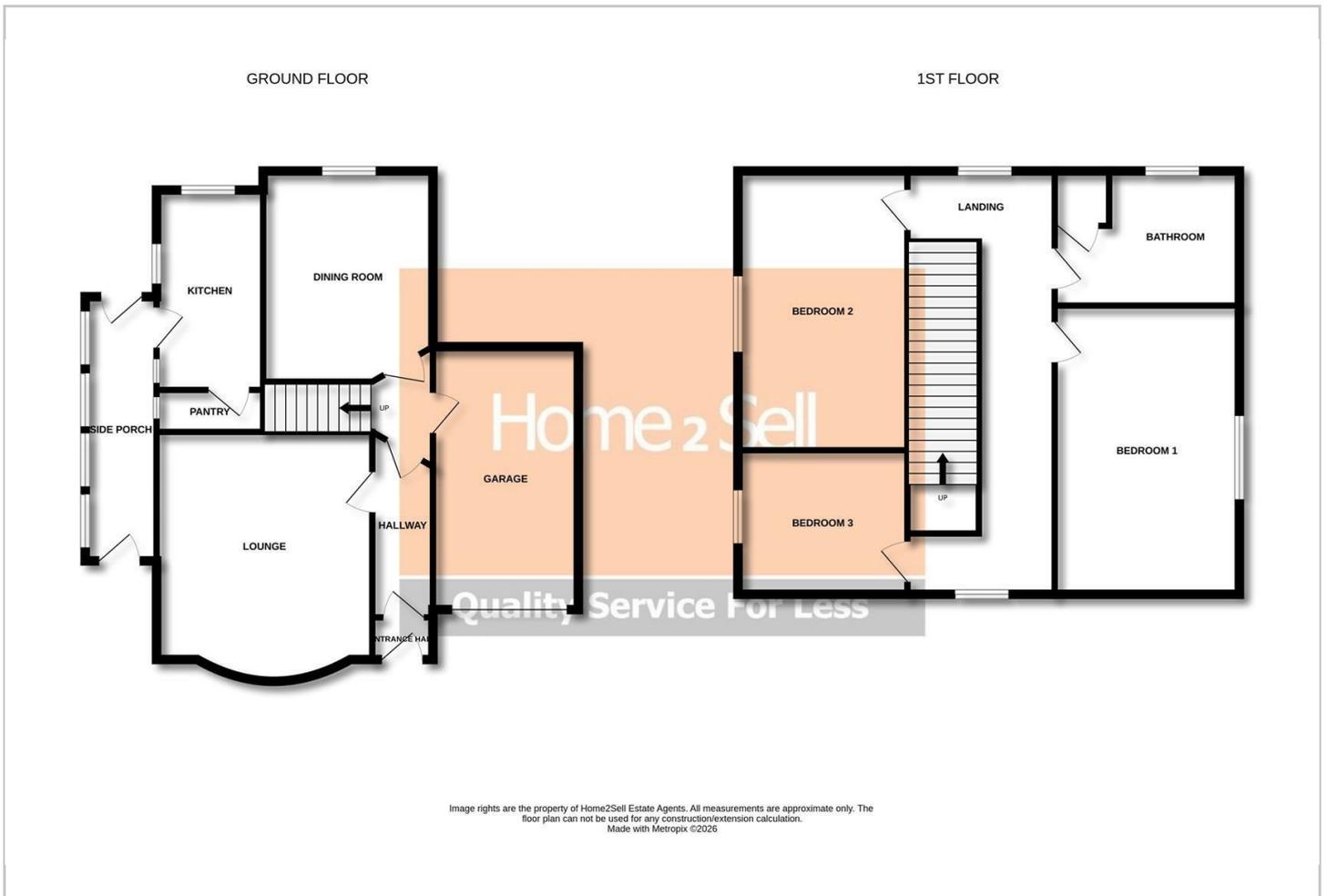
## Hybrid Map



## Terrain Map



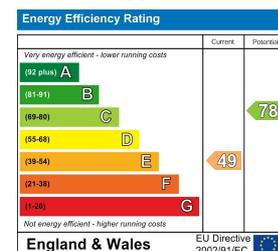
## Floor Plan



## Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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