



£284,000

Calver Close, BELPER DE56 1TS

Detached House | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Detached Property
- Popular Residential Location
- Off Road Parking & Garage
- 4 Bedroom With En-suite To Master
- Low Maintenance Garden To The Rear
- No Upward Chain
- Kitchen Diner
- Council Tax Band D

## Property Description

An internal inspection is highly recommended of this four bedroom detached property set in a popular residential location with the added benefit of a detached garage and off road parking.

## Main Particulars

Derbyshire Properties are pleased to present this four bedroom detached property set in a popular residential location with the added benefit of a detached garage and off road parking. The accommodation comprises: Entrance hall, reception lounge, spacious breakfast kitchen, separate utility room and downstairs cloaks/WC . To the first floor there are four spacious bedrooms, one with en-suite and a family bathroom. Outside the open plan front garden provides ample off-road parking, driveway access to the garage and gated access to the low maintenance rear garden. This property is sold with no upward chain, a viewing is highly recommended to appreciate the space this home has to offer.

### Entrance Hallway

Access into the property is via a uPVC double glazed door to the side elevation opening into the entrance hallway having a central heating radiator, telephone point, coving to the ceiling and stairs to the first floor accommodation with useful understairs storage cupboard. Door to:

### Lounge

17' 11" into the bay window x 11' 6" max (5.46m into the bay window x 3.51m max) having a uPVC double glazed bay window to the front elevation, central heating radiator, TV point and wall mounted decorative gas fire.

### Kitchen/Diner

17' 10" x 13' 8" (5.44m x 4.17m) A modern spacious dining kitchen fitted with a range of wall, base and drawer cupboards having rolled edge work surfaces over incorporating a 1½ bowl sink and drainer with mixer tap, range style gas cooker with double oven, seven ring hob and extractor hood over, space for fridge/freezer, tiled splashbacks, tiled flooring, wall mounted combination gas central heating boiler, central heating radiator, TV point, two uPVC double glazed windows to the side elevation, uPVC double glazed French style doors opening to the rear garden and further door to:

### Utility Room

7' 10" x 4' 11" (2.39m x 1.50m) A conservatory style utility room with uPVC double glazed windows above, opaque uPVC panels below, rolled edge work surfaces, tiled flooring, space and plumbing for automatic washing machine, space and plumbing for dishwasher, space for tumble dryer and uPVC double glazed door to the side elevation giving access to the rear garden.

### Cloakroom/WC

Fitted with a low flush WC, wash hand basin, central heating radiator, coving to the ceiling and uPVC double glazed window to the sided elevation with privacy glass.

### Landing

Having a useful storage cupboard, uPVC double glazed window to the side elevation and doors to:

### Bedroom 1

13' 4" x 9' 2" (4.06m x 2.79m) into the wardrobe having uPVC double glazed window to the front elevation, fitted wardrobes, matching dressing table, TV point, central heating radiator, coving to the ceiling and door to:

#### En-Suite

Fitted with a three piece suite comprising shower cubicle with mains fed shower, pedestal wash hand basin with mixer tap, low flush WC, heated towel radiator, part tiled splashbacks, coving to the ceiling and a uPVC double glazed window with privacy glass to the side elevation.

#### Bedroom 2

11' 5" x 9' 1" (3.48m x 2.77m) having a uPVC double glazed window to the rear elevation, central heating radiator, TV point and coving to the ceiling.

#### Bedroom 3

10' 4" x 8' 6" (3.15m x 2.59m) having a uPVC double glazed window to the front and side elevations, central heating radiator, TV point and coving to the ceiling.

#### Bedroom 4

8' 6" x 6' 7" (2.59m x 2.01m) having a uPVC double glazed window to the rear and side elevations, central heating radiator, TV point and coving to the ceiling.

#### Bathroom

6' 10" x 5' 5" max (2.08m x 1.65m max) with a fitted three piece suite comprising panelled bath with mixer tap, pedestal wash hand basin, low flush WC, part tiled splashbacks, shaver point, central heating radiator, coving to the ceiling and uPVC double glazed window with privacy glass to the side elevation.

#### Outside

##### Front Garden

To the front of the property is a small lawned area, Tarmac driveway with off-road parking to two to three cars and giving access to the detached garage and gated access to the rear garden.

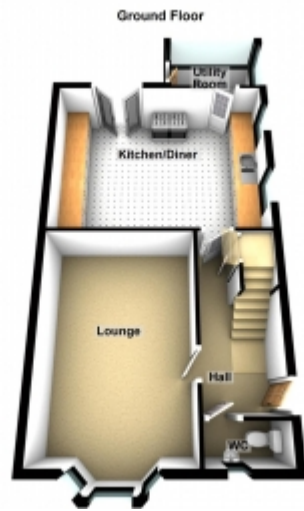
##### Garage

A detached single garage with up and over door to the front, power and light.

##### Rear Garden

A low maintenance garden with decked seating area, borders containing various shrubs and flowers and fencing to the perimeter.






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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