



£700,000

Belper Lane, Belper DE56 2UJ

Character Property | 4 Bedrooms | 3 Bathrooms

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Step Inside

Key Features

- Offered For Sale With No Upward Chain
- Stunning Character Property
- 4/5 Bedrooms & 3 Receptions Room
- Beautiful Curved Glass Garden Room
- Numerous Parking Space And Superb Attached Double Garage
- Large Office Located Over The Garage
- Ideal Family Purchase
- Private Enclosed Private Gardens
- Highly Regarded Location
- Viewing Essential
- COUNCIL TAX BAND G

Property Description

Derbyshire Properties are excited to present this unique four/five bedroom character property which enjoys a sought after and private location, set back from the roadside and adjoining open fields. It's an ideal and rare opportunity to acquire a tastefully presented unique home full of character and charm whilst having the benefits of modern-day living with approximately 2700 sq ft of accommodation on offer. Offered with no upward chain.

Main Particulars

Offered for sale with no upward chain, Derbyshire Properties are excited to present this unique four/five bedroom character property which enjoys a sought after and private location, set back from the roadside and adjoining open fields. It's an ideal and rare opportunity to acquire a tastefully presented unique home full of character and charm whilst having the benefits of modern-day living with approximately 2700 sq ft of accommodation on offer.

The property has been lovingly maintained extended and improved over and boasts a number of reception rooms and a stunning garden room with 'curved glass' frontage linking the main house and double garage and study. Offering four/five bedrooms and a number of reception rooms makes this an ideal buy for the discerning family looking for an individual property within a private setting offering something a truly unique. The Property is positioned within its own private gardens and the semi-rural location means that superb walks are only a stones throw away. Situated just off the favoured Belper Lane, with easy access to the centre of Belper which provides an excellent range of amenities including supermarkets, shops, bars, education at all levels, Railway & Bus Station, public houses, restaurants and recreational facilities.

The property is unique and an internal viewing is essential to avoid disappointment.

Garden room

This Beautiful room offers a great entertaining space and links the garage/study and main house, features full width Bi-fold doors opening out onto a secluded entertaining terrace, with ceramic tiled floor covering, double glazed door to the front elevation, 4 feature skylights to the rear elevation, Internal door leading through to the kitchen and garage with additional doorway given access to study/work room located over the double garage.

Kitchen

18' 7" x 10' 9" (5.66m x 3.28m)

Beautiful fitted kitchen comprises of a range of matching wall and base mounted units with granite work surfaces incorporating a double sink, dishwasher, electric fan assisted oven with proving drawer, microwave oven, induction hob with extractor over and feature central island with beautiful hardwood worksurface. feature floor to ceiling chrome heated towel rail, spotlights to ceiling, two double glazed windows to the front elevation.

Utility Room

This recent addition offers a much needed space and is located between the kitchen and rear garden creating a seamless link between the two. Mainly comprising of a range of wall and base mounted 'Shaker" units with solid wood worksurface with undercounter of space and plumbing for washing machine and tumble dryer. under cupboard lighting, tiled floor covering, wall mounted radiator, double glazed window to the rear elevation and double glazed sealed unit door leading out onto rear garden terrace.

Dining Area

18' 10" x 11' 3" (5.74m x 3.43m)

With feature spiral staircase to the first-floor landing, oak door accessing the lounge, carpeted floor, wall mounted radiator, double glazed window to the front elevation and under stairs storage cupboard. Internal door leads to the original entrance hall.

Cloakroom/WC

With low-level WC, wall mounted wash hand basin, tiled walls and floor with heated towel rail.

Living Room

18' 8" x 14' 8" (5.69m x 4.47m)

This well-proportioned beautifully presented lounge has 3 feature windows to the rear elevation framing the rear garden, halogen spotlights to ceiling, two wall mounted radiators. The feature focal point of the room is a modern brushed stainless steel log burner located on a tiled hearth.

Snug

10' 9" x 10' 0" (3.28m x 3.05m)

With double glazed window to the side elevation, exposed beams, built-in bookcases, wall mounted radiator. The feature focal point of the room is an open cast-iron feature fireplace with raised granite hearth and decorative timber surround.

FIRST FLOOR

Landing

Bedroom One

14' 8" x 11' 7" (4.47m x 3.53m)

With two double glazed windows to the rear elevation, wall mounted radiator, halogen spotlights to ceiling and internal door accessing en-suite.

Ensuite

11' 8" x 5' 10" (3.56m x 1.78m)

This beautifully crafted and spacious en-suite comprises of low-level WC, wall mounted wash hand basin and bespoke double ended walk-through shower with mains powered shower over. full tiling to floor and walls with under floor heating and ceiling mounted extractor.

Bedroom Two (Located Above The Snug)

10' 4" x 10' 3" (3.15m x 3.12m)

With double glazed window to the side elevation, wall mounted radiator, decorative dado rail and a range of in-built fitted wardrobes providing useful storage in hanging space. Internal door gives access to en-suite.

En-suite

5' 9" x 3' 8" (1.75m x 1.12m)

Featuring a low-level WC and double open shower with mains fed attachment over, fully tiled floor and walls, wall mounted wash hand basin, double glazed obscured

window to the side elevation and feature glass block wall.

Bedroom Three

12' 5" x 8' 0" (3.78m x 2.44m)

With double glazed window to the side elevation, wall mounted radiator and a range of in-built fitted wardrobes providing ample storage and hanging space.

Bedroom Four

11' 11" x 7' 4" (3.63m x 2.24m)

Currently used as a dressing room - With double glazed windows to the front elevation, wall mounted radiator and space for wardrobes.

Main bathroom

8' 0" x 6' 4" (2.44m x 1.93m)

The three-piece white suite comprises of low-level WC, wall mounted wash hand basin and double ended large bathtub with tiled frontage and splashback areas. 'Velux' skylight to the rear elevation, wall mounted chrome heated towel rail, halogen spotlights and underfloor heating.

Office/Bedroom Five

18' 3" x 16' 8" (5.56m x 5.08m)

Accessed from the garden room, situated above the double garage.

This large office with pitched roof, has a feature arched double glazed window framing views of the surrounding countryside and 'Velux' skylights provide high levels of natural light as well as spotlight to ceiling. Fitted out by Neville Johnson there is a range of office fitted furniture, bookcases and shelving.

WC

5' 4" x 2' 6" (1.63m x 0.76m)

With low-level WC, wall mounted wash handbasin, feature tiled floor to ceiling wall, ceramic tiled floor covering with extractor fan.

Externally

Outside

The front of the property has been all block paved providing parking for numerous vehicles providing access to the double garage. The garage has been impeccably designed and has a number of fitted wall mounted units and a wash basin, there is an electric roller door, halogen spotlights to ceiling and an oak internal door leading to the stunning garden room.

The beautiful rear garden is split into two areas of which one vegetable garden area with raised sleep edged planting beds, garden shed and timber fencing . The primary garden has a beautiful entertaining terraced with curved retaining wall emulating the curve of the garden room extension! well stocked flower beds and borders and well cared for family sized lawn with additional well stocked flower beds, borders, fencing and mature planting to the rear aspect.

Disclaimer

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

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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