



£675,000

Old Nurseries Close, Belper DE56 0UR

Detached House | 5 Bedrooms | 3 Bathrooms

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Step Inside

Key Features

- Stunning Executive Detached Home
- 5 Bedrooms, 2 En-Suites
- Master Suite With Dressing Room & En-Suite Shower
- Superb Reception Hall & Galleried Landing
- Beautiful Open Plan Living/Kitchen/Dining Space
- Family Sized Living Room
- Snug/Utility/Guest Cloakroom
- Private Cul-De-Sac Location
- View Absolutely Essential!
- COUNCIL TAX BAND G

Property Description

A unique opportunity to acquire this superbly presented five bedroom executive detached residence located on a non-estate location.

Main Particulars

Derbyshire Properties are delighted to offer for sale this beautifully presented Architect designed executive detached family home located on a non-estate private cul-de-sac position. The property briefly comprises of a superb reception hall with feature galleried landing, stunning open- plan living/dining/kitchen, spacious lounge, study, utility room and integral garage all to the ground floor. The superb galleried landing provides access to all 5 double bedrooms, family bathroom, 2 en-suite shower facilities and dressing room located in the master suite. The property is located just off 'Over Lane' and offers a non-estate private cul-de-sac position with elevated views across Belper. We believe the property will ideally suit modern families or even extended families looking for beautiful modern living Spaces. Viewing is essential.

External Storm Porch

Located to the front elevation is a large storm porch with exposed wooden trusses and wall mounted external lighting.

Magnificent Reception Hall

5.89m x 3.25m (19' 4" x 10' 8") Echoing the shape of the outside storm porch is this wonderful reception hall entered via double composite doors with adjoining floor to ceiling side panels and cathedral style feature upper window. The stunning pitched roof ceiling with galleried landing is the main focal point of the room and is entered via carpeted staircase. Porcelain Tiles. wall mounted radiators, internal doors and internal French doors access all downstairs rooms.

Stunning Open Plan Family Kitchen

5.93m x 8.37m (19' 5" x 27' 6") Kitchen area - comprising of a range of wall and base mounted matching units with worksurface incorporating numerous appliances to include: 2 fan assisted ovens, fridge/freezer, gas hob with feature splashback and stainless steel extractor canopy over and dishwasher. Spotlighting to ceiling, under cupboard lighting, tiled floor covering and pendulum lighting located over the superb central island. The large central island provides additional storage space and seating for numerous people with inset stainless steel sink with feature hot water tap. A further range of floor to ceiling larder cupboards provide even more storage space with additional wall mounted shelving.

Dining area - with the continuation of the floor covering from the kitchen, wall mounted radiator, double glazed window to the side elevation and patio doors to the rear elevation

Living area- with the continuation of the floor covering from the kitchen and dining areas, bifold doors to rear, wall mounted radiator, TV point and feature double glazed floor to ceiling window to the side elevation. Internal oak door provide access to:-

Utility Room

3.74m x 2.51m (12' 3" x 8' 3") Comprising of a range of contrasting wall and base mounted high gloss units with modern worksurface incorporating a single stainless steel sink drainer with mixer taps and complimentary tiled splashback areas. Undercounter space and plumbing for washing machine and tumble dryer, double glazed window to the rear elevation, wall mounted extractor fan and double glazed door providing access to the rear garden. Internal doors lead to both garage and store

room.

Storage Room

With hot water cylinder, tiled floor covering and coat storage.

Guest Cloakroom

This vibrant cloakroom comprises of a low-level WC pedestal wash hand basin with tiles splashback, wall mounted radiator and ceiling mounted extractor fan.

Study/snug (potential 6th bedroom)

4.46m x 3.07m (14' 8" x 10' 1") With double glaze window to the front elevation, wall mounted radiator and space for furniture.

Living Room

4.67m x 6.46m (15' 4" x 21' 2") Entered via the reception hall or kitchen is this spacious living room for all the family. Double glazed window to the side elevation, TV point and double glazed French doors with adjoining windows to the rear elevation. The feature focal point of the room is a modern log burner with exposed chimney and raised hearth.

First Floor

Galleried Landing

8.79m x 3.50m (28' 10" x 11' 6") Accessed from the reception hall with oak balustrade, wall mounted radiators and internal doors providing access to all five bedrooms and family bathroom.

Bedroom 1 (Master Suite)

4.72m x 3.85m (15' 6" x 12' 8") This large spacious and beautifully presented master suite comprises of a dressing area with floor to ceiling wardrobes providing ample storage and hanging space, chest of drawers, and walk-in wardrobe with hanging and storage cupboards. The spacious bedroom benefits from wall mounted radiators, TV point and double glazed French doors with Juliette balcony and adjoining windows to the rear elevation. Internal door lead to:-

Dressing Room

2.30m x 2.87m (7' 7" x 9' 5")

En-Suite

1.93m x 2.07m (6' 4" x 6' 9") Comprising of a three piece suite to include WC, pedestal wash hand basin and large shower enclosure with mains fed shower and attachment over with complementary glass shower screening. Wall mounted chrome heater towel rail, fully tiled walls, spotlights and extractor fan to ceiling, tiled floor covering and wall mounted radiator.

Bedroom 2

3.73m x 3.87m (12' 3" x 12' 8") With double glazed window to the rear elevation, wood floor covering, TV point, space for bedroom furniture and door leading to:-

En-Suite

1.93m x 2.07m (6' 4" x 6' 9") Comprising of a three piece suite to include WC, pedestal wash hand basin and large shower enclosure with main fed shower and attachment over with complementary glass shower screening. Fully tiled walls, wall mounted heater towel rail, spotlights and extractor fan to ceiling and tiled floor

covering.

Bedroom 3

4.66m x 3.84m (15' 3" x 12' 7") With double glazed window to the rear elevation, wall mounted radiator, TV point, wood floor covering and range of fitted furniture to include wardrobes and chest of drawers.

Bedroom 4 (Currently Used As A Study)

4.47m x 3.08m (14' 8" x 10' 1") This further double bedroom has double glazed window to the front elevation, wall mounted radiator and space for bedroom furniture.

Bedroom 5

3.72m x 2.88m (12' 2" x 9' 5") Double glazed window to the front elevation, wall mounted radiator and TV point.

Family Bathroom

3.04m x 1.85m (10' 0" x 6' 1") Comprising of a four piece bathroom suite to include WC, pedestal wash hand basin, panelled bath and large shower enclosure with mains fed shower and attachment over. Spotlights and extractor fan to ceiling, tiled floor covering, double glazed obscured window, chrome towel rail and tiling to walls.

Outside

To the front elevation is a tarmac driveway with block paved edging providing parking for three vehicles and providing access to an integral garage with electric roller door. The rear garden by either side elevation and mainly laid to lawn with conifer screening and wicker fenced boundaries. The feature focal point of the garden is a raised decking area with pergola creating a very private large outside entertaining space. A paved patio provide additional seating space pathway provides access to the full width of the property. To the side elevation is a wood store, gravelled pathways outside supply and external lighting. In addition to this there is a further smaller patio, greenhouse, stocked flowerbeds and rear door leading into the utility.

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+) A		
(81-91) B	86	90
(69-80) C		
(55-68) D		
(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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