



£500,000

Riversdale, BELPER DE56 2EU

Detached House | 4 Bedrooms | 2 Bathrooms

01773 820983

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# Step Inside

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## Key Features

- Substantial Detached Dwelling With Attached Annex
- 4 Bedrooms
- Superbly Presented Throughout
- Secluded Private Location
- Ideal for Families & Extended Families
- Large Driveway & Garage
- Open Plan Dining Room And Fitted Kitchen
- x2 Cloakroom/WC/ Study & Utility
- Village Location
- COUNCIL TAX BAND D

## Property Description

An opportunity to acquire this substantial detached dwelling with self-contained annex located in a highly regarded location.

## Main Particulars

Derbyshire Properties are delighted to offer for sale this substantial period detached family home with superb attached annex. The property has been significantly improved and extended over the years by its current vendors and offers superb living spaces, ideally suiting extended families with potentially older children or elderly relatives. The property comprises of:- entrance porch, entrance hall, extended living room, plan kitchen/dining room, utility room, cloakroom/WC. An internal door then allows for access into the attached annex that comprises of a study/snug, inner hallway, cloakroom/WC and a superb open plan living room. To the first floor the landing provides access to 3 well proportion bedrooms and family bathroom. An additional large bedroom with en-suite is located above the Annex living room. Externally the property is positioned on a superb, secluded private plot that offers off street parking detached garage and space for all the family.

### Entrance Porch

Entered via the front elevation through a composite door with double glazed window to the side elevation useful window seat, solid wood floor covering, wall mounted radiator and internal oak door providing access to:-

### Entrance Hall

With the continuation of the solid wood floor covering from the entrance porch, wall mounted radiator, double glazed window to the side elevation, carpeted staircase to 1st floor landing with useful under stairs storage cupboard. Two internal oak doors provide access to the living room and dining area.

### Extended Living Room

This superb family orientated room benefits from windows to the rear and side elevations and is flooded with light. Wall mounted radiators, decorative wall lighting, and TV point. The feature focal point of the room is a modern stainless steel gas fire with stone surround and raised hearth.

### Open Plan Dining Kitchen

Dining area - with the continuation of the solid wood floor covering from the entrance hallway, wall mounted radiators, TV point, spotlighting and double glazed windows to the side and rear elevations. A useful bespoke storage cupboard is located in the chimney recess and wide door opening provide access to:-

Kitchen area - mainly comprising of a range of wall and base mounted matching units with inset stainless steel sink drainer unit with mixer taps and heritage wall tiling. Integrated appliances include electric oven, full gas hob, stainless steel extractor canopy, dishwasher. There are two double glazed windows to the side elevation, double glazed door with adjoining side panel leads to the rear garden and internal door leads to:-

### Utility Room

Comprising of a range of matching wall and base mounted units with inset stainless steel sink. Under counter space and plumbing for washing machine and tumble dryer. Space for microwave oven, solid wood floor covering, spotlights to ceiling and wall mounted radiator. Internal door leads to:-

### Cloakroom

Comprising of a WC, wall mounted wash hand basin with tiled splashback, solid wood floor covering, wall mounted radiator, extractor fan and double glazed obscured window.

### Study

This room combines the main house with the annex with double glaze window to the side elevation, wall mounted radiator with decorative cover and wall mounted shelving. The focal point of the room is an electric log effect burner set upon a tiled hearth with wooden lintel over. Internal door allows for access into the:-

### Annex

#### Inner Hallway

Linking the study and the main annex is this useful in the hallway with a range of fitted cupboard/wardrobes providing useful storage and hanging space. Feature floor to ceiling picture window frames views of the garden Terrace and door opening leads into the main annex.

#### Annex Living Space

This superb light and airy room benefits from windows to the rear and side elevations with central French doors providing access to an external glass awning. Solid wood floor covering, spotlights to ceiling, under stairs storage cupboard and TV point.

### Annex First Floor

#### Bedroom Suite & En-Suite

Annex bedroom -located in the roof space is this beautiful master suite with Velux windows and additional windows to side elevation. Wall mounted radiators, storage located within recess, spotlights and wall lighting, fitted double wardrobe and internal door providing access to:-

En-suite shower room - comprising of a WC, vanity unit and large shower enclosure with mains fed shower and attachment. Fully tiled walls and floor, wall mounted chrome heater towel rail, ceiling mounted extractor fan and spotlights.

### Main House - First Floor

Accessed via the main entrance hall with internal doors giving access to all bedrooms and bathroom.

#### Bedroom 1

This well presented room benefits from windows to the rear and side elevations, wall mounted radiator and space for bedroom furniture.

#### Bedroom 2

This further double spacious bedroom benefits from a window to the rear elevation, wall mounted radiator, space for wardrobe and TV point.

### Bedroom 3

With double glazed window, wall mounted radiator and space for wardrobe.

### Family Bathroom

This beautifully appointed four piece bathroom suite comprises of an encased WC with attached vanity unit with useful worksurface over. Panelled bath and separate large shower enclosure with main fed, shower and attachment over. Fully tiled walls, wall mounted chrome heated towel rail, spotlights and extractor fan ceiling, vinyl floor covering, double glazed obscured window.

### Outside

To the front elevation is a tarmac driveway providing parking for numerous vehicles giving access to a large detached brick garage with electric roller door light and power with storage space located in the roof. The superb garden is mainly laid to lawn with hedgerow boundaries, a range of stone edged flowerbeds and borders, outside lighting and tap. A superb modern glass awning provides the inside/outside feel with decorative wall lighting. This combines a large patio terrace which is ideal for outside entertaining.

### Disclaimer

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.
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- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.






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+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	71	
(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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