



£327,500

Orton Way, Belper DE56 1UB

Detached House | 3 Bedrooms | 3 Bathrooms

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Step Inside

Key Features

- Detached Family Home In Popular Location
- Three Double Bedrooms
- Family Bathroom and En-Suite to Master
- Landscaped Rear Garden
- Early Viewing Highly Recommended
- Block Paved Driveway & Garage
- Superb Open Plan Living Kitchen
- Viewing Absolutely Essential
- COUNCIL TAX BAND C

Property Description

An opportunity to acquire this superbly presented and remodelled three bedroom detached family home located on the popular Alton Manor estate in Belper.

Main Particulars

Derbyshire Properties are pleased to present this three bedroom detached family home located within a popular residential housing estate. The property has been skilfully remodelled downstairs to provide sociable open plan living in a light and airy setting. The property briefly comprises of:- entrance hallway, living room, guest cloak-room and a superb open plan kitchen/dining room. To the first floor a landing provides access to Three double bedrooms, family bathroom and en-suite shower room to the master bedroom. Externally the property offers a professional landscaped garden to the rear elevation, driveway and integral garage to the front aspect. We believe the property will ideally suit families and an early internal inspection is essential to avoid missing out.

Entrance Hall

Entered via composite door from the front elevation and to this light and airy space. Wood floor covering, wall mounted radiator, spotlighting to ceiling, internal door leads to the integral garage. Carpeted staircase to the first floor landing and internal door allowing for access into:-

Guest Cloakroom

With low-level WC, pedestal wash handbasin with tiled splashback, tiled floor covering, decorative coating to ceiling, spotlight lighting and extractor fan. Double glazed obscured window and space and plumbing for both washing machine and tumble dryer.

Living Room

With feature double glazed bay window to the front elevation, TV point, wood floor covering and wall mounted radiator.

Superb Open Plan Living Kitchen

Kitchen area - comprising of a range of wall and base mounted matching units with hardwood worksurface incorporating a one and a half bowl sink drainer unit with mixer taps. Integrated appliances include electric oven, four ring gas hob with extractor canopy over. Wood floor covering, double glazed window and door to the rear elevation.

Dining area - with the continuation of the floor covering from the entrance and kitchen areas, double glazed patio doors to the rear elevation, wall mounted modern vertical radiator and space for American style fridge freezer with plumbing.

First Floor

Landing

Accessed via the entrance hall is this spacious gallery landing with double glazed window to the side elevation, decorative coving to ceiling, wall mounted radiator and internal oak doors providing access to all upstairs rooms.

Bedroom One

With two double glazed windows to the rear elevation, wall mounted radiator and space for bedroom furniture. Internal door leads to:-

En-Suite

Beautifully presented three-piece modern shower suite contains WC, wall mounted wash hand basin and large shower enclosure with mains fed shower and attachment over with complimentary glass screen. Spotlights and extractor fan to ceiling, fully tiled walls, wall mounted chrome heated towel rail, tiled floor covering and double glazed obscured window.

Bedroom Two

With double glazed window to the front elevation, decorative coving to ceiling, wall mounted radiator, TV point and space for the bedroom furniture. Loft access point with pull down ladder. The loft is boarded and has light and power.

Bedroom Three

With double glazed Dormer window to the front elevation, TV point, wall mounted radiator, space for the bedroom furniture and decorative coving to ceiling.

Family Bathroom

Comprising of a modern three-piece white suite echoing the style of the en-suite. Comprising of an in encased WC, wall mounted wash hand basin and panelled bath with mains fed shower and attachment over and complimentary glass shower screen. Fully tiled walls and floor, double glazed obscured window, electronically connected mirror with 'touch' on/off lighting spotlights and extractor fan to ceiling, wall mounted chrome heated towel rail and wall mounted electrical shaver point.

Outside

To the front elevation is a full width block paved driveway providing parking for 2 to 3 vehicles and allowing for access into the integral garage. The landscaped rear garden offers a full width paved entertaining terrace with sleeper edged borders with inset planting. A raised lawn with timber fence boundaries, stocked flowerbeds and borders and range of mature planting provide privacy from neighbouring properties. Outside lighting/tap, power point and side access is reached by a timber garden gate.

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.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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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+) A		
(81-91) B		86
(69-80) C	73	
(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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