



£550,000

Crich Lane, Belper DE56 1EP

Detached House | 4 Bedrooms | 3 Bathrooms

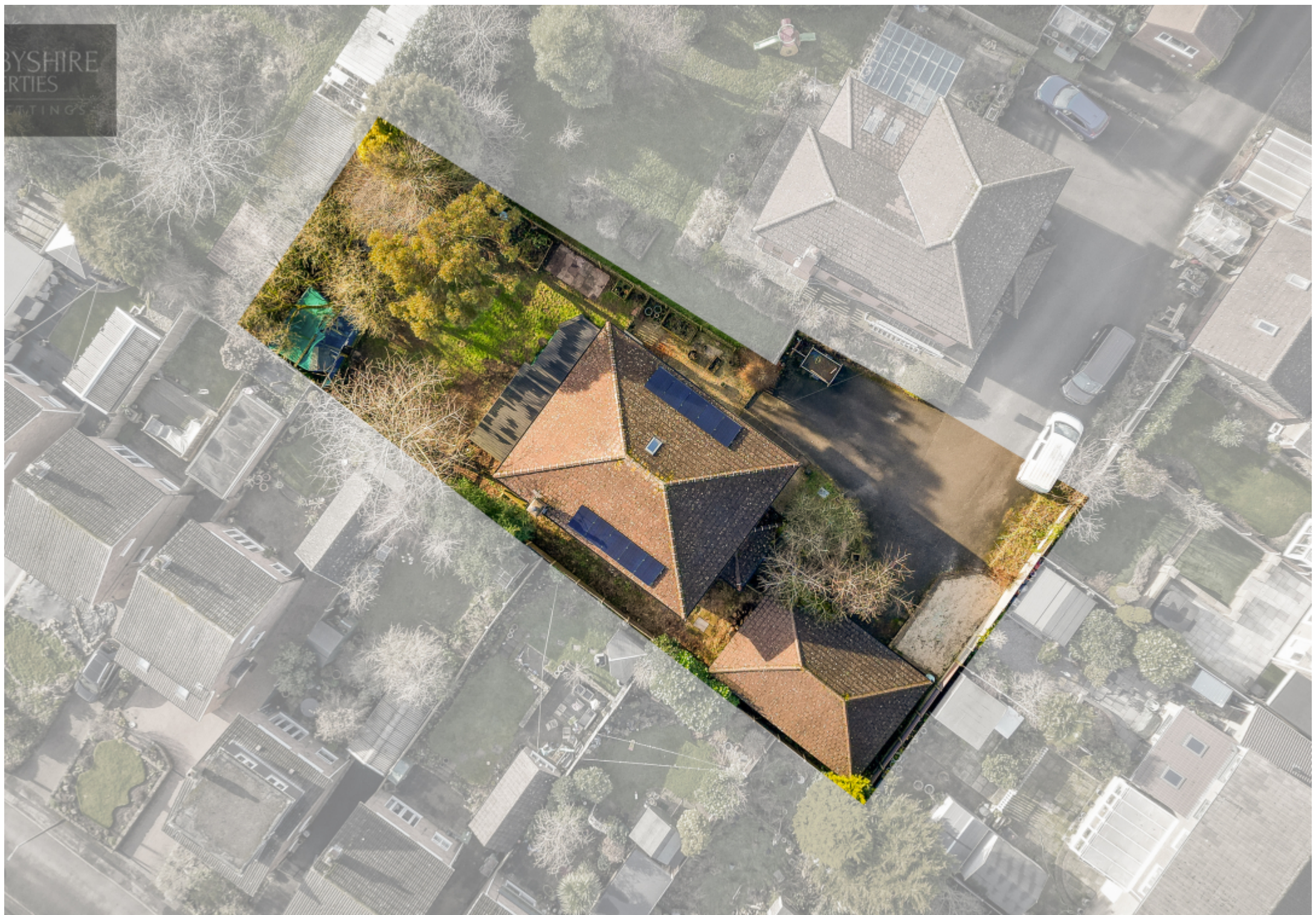
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# Step Inside

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## Key Features

- \*\*\*GUIDE PRICE  
£550,000-£575,000\*\*\*
- Executive Detached  
Family Home
- 4 Double Bedrooms & 4  
Bathrooms
- Large Plot & Garden
- Quiet Cul De Sac Location
- Sought After Location
- Large Driveway &  
Detached Double Garage
- Spacious Accommodation  
Throughout
- Ideal Family or Extended  
Family Purchase
- View Essential
- COUNCIL TAX BAND F

## Property Description

\*\*\*GUIDE PRICE £550,000-£575,000\*\*\* A unique opportunity to require the substantial four double bedroom detached family residence located on a private cul-de-sac position.

## Main Particulars

\*\*\*GUIDE PRICE £550,000-£575,000\*\*\* Derbyshire Properties is pleased to present this impressive four-bedroom executive detached family home for sale, located in a highly sought-after area. The property features newly fitted flush windows installed in October 2024 and has had solar panels installed in 2022. Additionally, it boasts underfloor heating throughout the entire downstairs area.

The property briefly comprises of:- entrance porch, cloakroom/WC, entrance hallway, utility room, living room, study, living room and open plan farmhouse style kitchen/diner. The downstairs benefits from underfloor heating throughout. The first floor gallery landing provides access to 4 double bedrooms and three bathrooms. Externally the property is located upon a large and private plot with ample parking, double garage and sizable private rear garden. We believe the property would ideally suit families and extended families and an early internal inspection should be undertaken to appreciate the full accommodation on offer

### Entrance Porch

Entered via composite door from the front elevation and double glazed obscured window.

### Cloakroom/WC

With low-level WC, pedestal wash hand basin, double glazed obscured window and karndean floor covering.

### Utility Room

With double glazed window to the front elevation, ceiling mount of loft access point, a range of base mounted storage cupboards, and countertops with space and plumbing for both washing machine and space for tumble dryer. Wall mounted gas combination boiler, Karndean floor covering and double glazed composite door different elevation.

### Living Room

(currently used as a playroom) With double glazed window to the side elevation, Tv point, underfloor heating.

### Study

With double glazed window to the side elevation and underfloor heating.

### Spacious Lounge

This well proportion family lounge has double glazed window and French doors to the rear elevation, wall mounted TV point, decorative coving and underfloor heating. The feature focal point of the room is an 'Ingelnook' fireplace with inset cast-iron Clearview log burner with exposed brick surround and timber lintel.

### Farmhouse Kitchen/Diner

This large open-plan living kitchen is the hub of the home and benefits from a range of wall and base mounted units with solid wood worksurface incorporating a double enamel sink with mixer taps. Integrated dishwasher, space and plumbing for American style fridge/freezer, gas range with stainless steel extractor canopy over, part wall tiling, double glazed window to the side elevation and Karndean floor covering with underfloor heating. The living and dining space has a bespoke seating area, double glazed French doors to the rear elevation allowing for access onto a rear decking terrace and an additional double glazed window to the front elevation.

## First Floor

### Galleried Landing

Accessed via the main entrance hallway with internal doors getting access to all four bedrooms and family bathroom.

### Bedroom 1

With double glazed windows to the side and rear elevations providing elevated views across Belper. Wall mounted radiator, TV point and fitted double wardrobes. Internal door lead leads to:-

### En-Suite

Comprising of a three-piece shower suite to include WC, pedestal wash hand basin and double shower enclosure with wall mounted electric shower and attachment over. Partly tiled walls, double glazed obscured window, wall mounted chrome heater towel rail and tiled floor covering.

### Bedroom 2

With double glazed window to the rear elevation, wall mounted radiator and space for wardrobes. Internal door leads to:-

### En-Suite

Comprising of a three-piece shower suite to include low-level WC pedestal wash hand basin and double shower enclosure with main shower attachment over. Tiled wall walls, tiled floor covering, chrome heated towel rail, double glazed obscured window and ceiling mounted extractor fan.

### Bedroom 3

With double glazed window to the front elevation, wall mounted radiator, fitted double wardrobe and TV point. Internal door leads to:-

### Jack & Jill Bathroom

Accessed via bedrooms three, four and the main landing is the spacious family bathroom comprising of a three-piece suite. The bathroom suite contains WC, pedestal wash hand basin and Spa bath with shower attachment and complimentary folding shower screen over. Fully tiled walls, double glazed obscured window, tiled floor covering and wall mounted heated towel rail.

### Bedroom 4

With double glazed window to front elevation, wall mounted radiator and fitted wardrobe. Internal door accesses the shared bathroom.

### Outside

The property is located on a sizable plot and the frontage offers parking for numerous vehicles and provides access to a detached double garage with roller door, light and power. The front garden is mainly laid to lawn with gravelled flowerbeds and paved pathways. There is also a gravelled caravan/boat storage area to the side

elevation and low maintenance frontage. The rear garden offers a newly constructed full width entertaining decking terrace, large lawn with timber fence boundaries, timber garden shed and outside seating area.

there is also outside electrical points and water.

#### 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





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