



£380,000

Arkwright Avenue, Belper DE56 0HY

Detached House | 4 Bedrooms | 3 Bathrooms

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Step Inside

Key Features

- Detached Family Home
- 4 Bedrooms & 2 Reception Rooms
- 3 Bathrooms
- Conservatory To Rear
- Driveway & Garage
- Highly Regarded Area
- Ideal Family Home
- Larger Than Average Garden
- COUNCIL TAX BAND D

Property Description

New to the market is this spacious and extended four bedroom detached family home located on the popular Alton Manor estate .

Main Particulars

Derbyshire properties are pleased to offer for sale this extended four bedroom detached family home offering spacious and private rear garden. The property briefly comprises:- entrance hall, sitting room, WC, living room, kitchen/breakfast room and conservatory. To the first floor a spacious landing provides access to all four bedrooms, family bathroom, and en-suite. Outside the property offers an unusually large rear garden considering the age of the house and would ideally suit families due to this reason. We recommend an early internal inspection to avoid disappointment.

Entrance Hall

Entered via composite door from the front elevation, wood floor covering, wall mounted radiator, decorative coving to ceiling and carpeted staircase to the first floor landing.

Cloakroom/WC

Located under the stairs and comprising of a two piece suite to include WC and pedestal wash hand basin.

Sitting Room/Snug

With double glazed window to the front elevation, wall mounted radiator, TV point, decorative coving to ceiling.

Living Room

With double glazed French doors to the rear elevation, decorative coving to ceiling, wall mounted radiator and TV point. The feature focal point of the room is an electric fire with decorative wooden surround, marble backdrop and raised hearth.

Kitchen/Breakfast Room

Comprising of range of all and base mounted matching units with flat edged worksurface incorporating a one and a half bowl sink drainer unit with mixer taps and heritage tiled splashback. The kitchen offers a number of integrated appliances including dishwasher, double electric oven, 4 ring gas hob, stainless steel extract canopy, fridge and freezer. Painted wood panelling to wall, wall mounted radiator, LTV floor covering, window and door to the rear elevation.

Conservatory

Constructed from UPVC units and pitched roof with wall lighting, wood floor covering and double glazed French doors allowing for access onto the patio Terrace.

First Floor

Landing

Accessed via the main entrance hall with ceiling mounted loft access point, double glaze obscured window to the side elevation and internal doors accessing all

bedrooms and bathroom.

Bedroom 1

With double glazed window to the rear elevation, wall mounted radiator and internal door accessing:-

En-suite

This refurbished modern shower suite comprises of a WC, vanity unit and shower enclosure with mains fed shower and attachment over. Part tiling walls, double glazed obscured window, tiled floor covering, wall mounted heated towel rail, ceiling mounted extractor fan and wall mounted light with electrical shaver point.

Bedroom 2

With double glazed window to the front elevation, wall mounted radiator and space for bedroom furniture.

Bedroom 3

With double glazed window to the front elevation, wall mounted radiator and decorative picture rail.

Bedroom 4

Double glazed window to the front elevation, wall mounted radiator and shelving.

Bathroom

Comprising of a three-piece suite to include WC, pedestal wash hand basin and panelled bath with part wall tiling. Wall mounted radiator, vinyl floor covering, double glazed obscured window, wall mounted extractor fan and wall mounted shaving point and light.

Outside

To the front elevation is a tarmac and gravelled frontage that provides parking for three vehicles and accesses the integral garage with up and over door. A paved pathway then leads to the rear garden via gate and a timber fence boundary provides privacy from the neighbouring property.

The unusually large rear garden offers a paved entertaining patio located outside the conservatory and living room. A large family friendly lawn garden with stocked flowerbeds and borders, second block paved seating and entertaining space, garden shed and further patio terrace all enclosed by timber fence boundaries and having outside lighting.

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.






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 | | 83 |
| (69-80) C | | |
| (55-68) D | 63 | |
| (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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