



£365,000

John O'gaunts Way, Belper DE56 0DT

Detached House | 4 Bedrooms | 3 Bathrooms

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Step Inside

Key Features

- No Chain
- Detached Family Home
- 4 Bedrooms & 2 Reception Rooms
- Corner Plot Position
- Driveway & Garage
- Viewing Advised
- COUNCIL TAX BAND D

Property Description

Offered with no upward chain is this substantial four bedroom detached family home located on popular residential estate.

Main Particulars

Derbyshire Properties are pleased to offer for sale this modern four bedroom detached family home located on corner plot position. The property is offered with no upwards chain and we believe will ideally suit families.

Briefly comprising of :- entrance hall, guest cloakroom/WC, living room, kitchen/breakfast room, dining room and integral garage. To the first floor a landing provides access to all four bedrooms, family bathroom, and en-suite to master.

Externally being positioned on a corner plot, the garden benefits from high levels of privacy and is mainly laid to lawn.

Entrance Hall

Entered via UPVC door with adjoining obscured side panels from the front elevation. Wall mounted radiator, staircase to 1st floor landing, wood effect vinyl floor covering and internal doors accessing all downstairs rooms.

Guest Cloakroom

With low-level WC, pedestal wash hand basin, wall mounted single radiator and ceiling mounted extractor fan.

Dining Room

With double glazed windows to the front elevation. Wall mounted radiator.

Living Room

Located to the rear of the property is the sizable living room with feature double glazed bay window. Wall mounted radiators and TV point. The focal point of the room is a gas fire with decorative wooden surround, marble effect backdrop and raised hearth.

Kitchen/Breakfast Room

Mainly comprising of a range of wall and base mounted units with modern worksurface incorporating a one and a half bowl sink drainer unit with mixer taps and tiled splashback. Integrated double oven, four ring gas hob with extractor canopy over, undercounter space and plumbing for washing machine, integrated fridge/freezer. Wood floor covering, double glazed window and door to the rear elevation and wall mounted radiator.

First Floor

Landing

Accessed via the main entrance hallway with wall mounted single radiator, ceiling mounted loft access point and internal doors providing access to all four bedrooms and bathroom.

Bedroom 1

With three double glazed windows to the front elevation, wall mounted radiator, TV aerial point and fitted wardrobes provide ample storage and hanging space. Internal door provide access to:-

En-Suite

Comprising of a three-piece suite to include WC, pedestal wash hand basin and panelled bath with wall mounted electric shower and attachment over. Fully tiled walls, wall mounted double radiator, double glaze obscured window and wood floor covering.

Bedroom 2

With double glazed window to the rear elevation, wall mounted radiator and fitted double wardrobe.

Bedroom 3

With double glazed window to the rear elevation, wall mounted radiator and fitted double wardrobe.

Bedroom 4

With double glazed window to the rear elevation, wall mounted radiator.

Bathroom

Comprising of a three-piece white suite to include WC, pedestal wash hand basin and panelled bath with wall mounted electric shower and attachment over. Part tiling to walls, double glaze obscured window, wood floor covering, wall mounted radiator and storage cupboard.

Outside

The property is located upon a corner plot position and the front garden is mainly laid to lawn with a driveway providing parking for one vehicle and integral garage with up and over door, light and power.

The rear garden offers a paved patio, lawn with stocked flowerbeds and borders all enclosed by wall boundaries.

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.

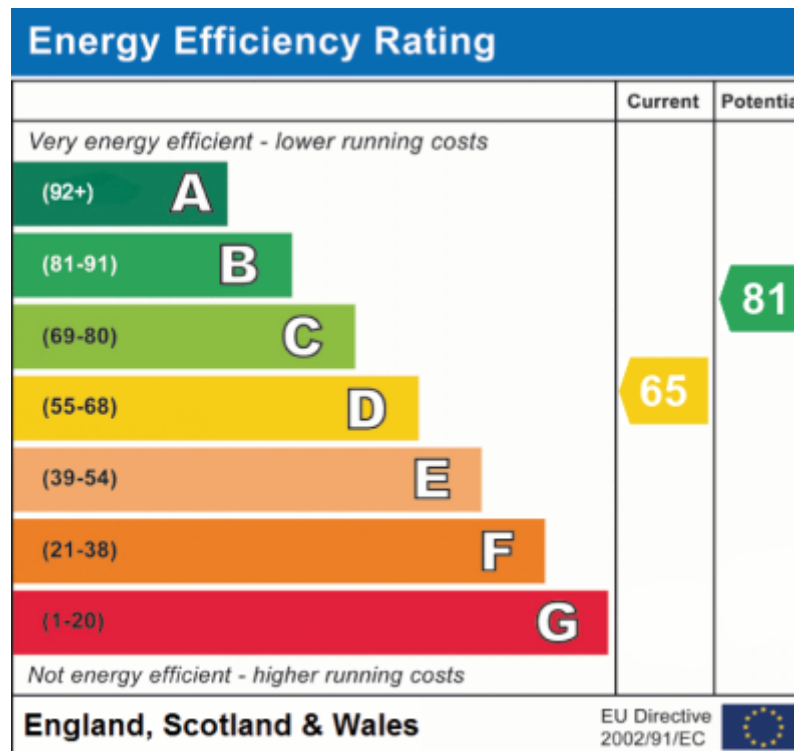
6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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



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