



£525,000

Openwood Road, Belper DE56 0SG

Detached House | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Period Detached Home
- 4 Bedrooms & 2 Reception Rooms
- Stunning Open Plan Living/Kitchen/Dining Room (Extension)
- Large Family Orientated Garden To Rear
- Superb Countryside Views
- Downstairs Shower Room & Utility
- Ideal Family Home
- Off Street Parking
- Highly Regarded Area
- COUNCIL TAX BAND D

## Property Description

A unique opportunity to acquire their superbly presented and extended period detached residence located on the outskirts of Belper and offering stunning countryside views.

## Main Particulars

Beautifully Extended Four-Bedroom Detached Home in a Sought-After Location

Derbyshire Properties are thrilled to present this superbly extended and immaculately presented four-bedroom detached family home, ideally situated in one of the area's most desirable residential locations. This spacious and versatile property offers thoughtfully designed accommodation throughout, briefly comprising: a welcoming entrance hall, formal living room, additional sitting room, practical utility room, ground floor shower room, and a stunning open-plan living kitchen – the heart of the home – beautifully extended to create a bright, sociable space perfect for modern family living. Upstairs, a well-appointed landing gives access to four generously sized bedrooms and a contemporary family bathroom.

Set on a substantial plot, the property boasts a beautifully landscaped rear garden featuring a block-paved entertaining terrace, expansive lawn, and a timber outbuilding – ideal for use as a home office, gym, or garden retreat. Competitively priced and offering exceptional value for its size and condition, this home is perfectly suited to growing families. An early internal viewing is highly recommended to fully appreciate the space, quality, and lifestyle this impressive home has to offer.

### Entrance Hall

Entered via composite door from the front elevation with attractive stained glass. Carpeted stair staircase to 1st floor landing and internal doors provide access to both the sitting room and living room.

### Living Room

With solid wood floor covering, two double glazed sash windows with bespoke shutters to the front elevation. Wall mounted radiator, TV point, decorative coving and spotlights to ceiling. The future focal point of the room is an inset cast-iron log burning fire with attractive stone surround and raised hearth. Positioned either side of the fire in the chimney recesses are bespoke fitted storage cupboards and wall mounted shelving. Under stairs storage cupboard and internal oak door provides access to:-

### Stunning Open-Plan Living Kitchen

Superb plan living kitchen - located to the rear of the property and comprising of a range of wall and base mounted matching units with granite worksurfaces incorporating a moulded one and a half bowl sink drainer. Numerous incorporated appliances include a double oven, dishwasher and five ring gas hob with stainless steel extractor canopy over. Under cupboard lighting, tiled floor covering, spotlights and coving to ceiling. The feature focal point of the room is a superb matching island that provides screen between the kitchen and dining/living area.

The living/dining area has been created from a superb rear extension with Velux windows, bifold doors and additional windows creating high levels of natural light in this very social space. The bifold doors open out onto a superb block paved entertaining terrace, wall mounted shelving, wall mounted period style radiator, tiled floor

covering and spotlights to ceiling.

#### Utility Room

With the continuation of the kitchen cupboards in the form of wall base mounted units with a moulded granite worksurfaces incorporating a single sink with feature mixer taps. The tiled floor covering from the kitchen also links the rooms, wall mounted period radiator and composite door to the rear elevation. Internal door provide access to:-

#### Shower Room

With low-level WC, pedestal wash hand basin and large shower enclosure with main fed, shower and attachment over and folding shower door. Part wall tiling, wall mounted period style radiator, obscured sash window to the side elevation and spotlighting to ceiling.

#### Sitting Room

Located to the front elevation and having two sash windows with bespoke shutters. Wall mounted period style radiator, decorative coving to ceiling and internaloutdoor leading through to the open plan living kitchen. The feature focal point of the room is a cast-iron fire with raised tiled hearth.

#### First Floor

Accessed via the main entrance hallway with internal doors providing access to all bedrooms and bathroom. Ceiling mounted loft access point.

#### Bedroom 1

With double glazed sash window to the front elevation benefiting from superb elevated views over open countryside. Wall mounted period style radiator, TV point, decorative coving to ceiling and a wall mounted feature fireplace.

#### Bedroom 2

With double glazed sash window to the front elevation benefiting from superb countryside views, wall mounted period style radiator, over stair storage cupboard, spotlights and coving to ceiling. The feature focal point of the room is a cast-iron fireplace.

#### Bedroom 3

With double glaze sash window overlooking the rear garden, the wall mounted period style radiator.

#### Bedroom 4

With double glazed sash dormer windows to the rear elevation and wall mounted radiator.

#### Bathroom

Comprising of a three-piece white modern suite to include WC, pedestal wash hand basin and tiled fronted double end bath. Mains shower and complimentary shower screen over, wall mounted chrome heated towel rail, tiled floor covering, wall mounted extractor fan and double glazed obscured sash window to the rear elevation.

#### Outside

To the front elevation is a tarmac driveway providing parking for 3 to 4 vehicles with an attractive bespoke pathway providing access to the main entrance point. Wall

boundaries divide neighbouring properties and timber gated access is to the side elevation.

The rear garden has a sizable block paved entertaining terrace which is ideal for outside entertaining and log store. A paved pathway then divide two areas of lawn with sleeper edged stocked borders with an array of planting and shrubbery. The focal point of the garden is a willow tree with additional fruit trees. To the very top part of the garden is a useful timber garden shed, raised vegetable planting beds, trellising and chicken coop.

#### Disclaimer

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- 2: These particulars do not constitute part or all of an offer or contract.
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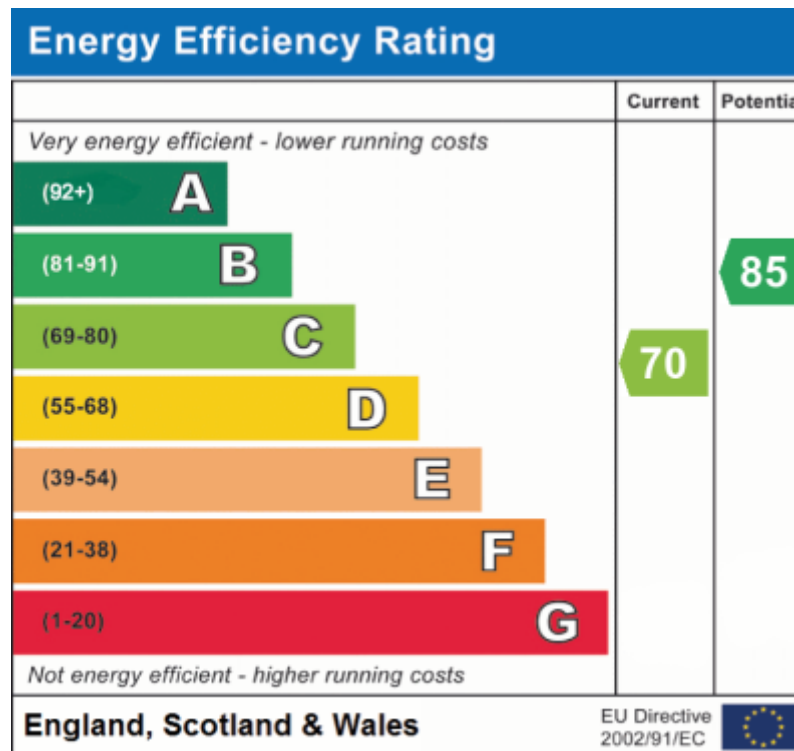




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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