



£385,000

Sandbed Lane, Belper DE56 0SN

Semi-Detached House | 3 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- Extensive Semi Detached Family Home
- 3 Double Bedrooms & 3 Bathrooms
- Accommodation over three floors
- Superb Master Bedroom & En-Suite
- Superb Garden & Views Across The Derwent Valley
- Off Street Parking
- Beautiful Bathrooms
- Highly Desirable Location
- Ideal Family Purchase
- Council Tax Band C

## Property Description

New to the market is this truly stunning and spacious semi detached family home located within one of Belper's premium postcode sectors and offering beautiful views across the Derwent Valley.

## Main Particulars

Derbyshire Properties are delighted to introduce for sale this superbly presented and extended semi detached property located within a highly regarded semi-rural location. The property benefits from skilfully extended living spaces including a rear extension and loft conversion. Throughout the property offers spacious living spaces with quality fixtures and fittings. The location of Sandbed Lane is highly regarded for its semi-rural feel but still within an easy reach of Belper town Centre. We believe the property will ideally suit families and an early internal inspection is truly essential to appreciate the accommodation on offer.

### Entrance Hall

Entered via a composite door from the front elevation, painted staircase with central track carpet to the first floor landing, wall mounted radiator and internal door provide access to:-

### Lounge/Dining Room

This large living/dining room provides space for all the family with double glazed feature bay window to the front elevation. Wall mounted radiators, wood floor covering, TV point and internal glazed door provides access to the rear extension. The feature focal point of the room is a cast-iron log burning fire with attractive timber lintel/raised tiled hearth and modern scaffold board shelving located in the chimney alcove.

### Open Plan Living Kitchen/Diner (Extension)

Comprising of range of all base mounted matching units with modern flat edged worksurfaces incorporating a single stainless steel sink drainer unit with mixer taps and heritage tiling to walls. Incorporated large gas range cooker, dishwasher, American style fridge/freezer with plumbing and additional fridge. Porcelain tiled floor covering, breakfast bar with seating space, wall mounted radiator, UPVC French doors and window to the rear elevation opening out onto a beautiful paved entertaining terrace. Internal door provide access to:-

### Utility Room/Guest Cloakroom/WC

With the continuation of the porcelain tiles from the kitchen, based mounted storage unit incorporating a one and a half bowl enamel sink with mixer taps. Undercounter space and plumbing for both washing machine and tumble dryer, wall mounted gas combination boiler, double glazed window to the side elevation, low level WC and wall mounted radiator.

### First Floor Landing

Accessed via the main entrance hall is this lighting airy landing that provides access to 2 double bedrooms and family bathroom.

### Bedroom 2

With double glazed window to the front elevation, wall mounted radiator, decorative coving and fitted wardrobes.

### Bedroom 3

With double glazed window to the rear elevation offering superb elevated views across the Derwent Valley. Wall mounted radiator, decorative coving to ceiling, data rail and fitted wardrobe.

### Stunning Bathroom

This beautifully presented quality bathroom suite comprises of a WC, vanity unit and 'claw-foot' bath with centrally mounted taps and mains fed shower and attachment over with complementary glass shower screening. Heritage tiling to walls, double glazed obscured window to the rear elevation, porcelain tiled floor covering, wall mounted period style radiator/heated towel rail and decorative wall lighting.

### Second Floor Landing

Accessed via the first floor landing with double glazed window to the side elevation and Velux window to the front elevation. Internal door provides access to:-

### Bedroom 1 (Master Suite Extension)

This beautiful loft conversion has created a stunning master suite with Velux window to the front elevation and superb French doors to the rear elevation with feature glass Juliet balcony. The doors provide a beautiful elevated position to enjoy views across the stunning Derwent Valley.

Freestanding period style radiator, TV point, bespoke fitted wardrobes provide useful storage and hanging space and an additional internal door provides access to :-

### En-Suite Shower Room

This beautiful en-suite comprises of a WC, bespoke vanity unit with inset sink, with tiled splashback. A beautiful wet room shower with floor to ceiling tiling, wallmounted main fed shower and attachment, floor to ceiling complimentary glass shower screen. Tiled floor covering, wall mounted period style radiator and double glazed window to the rear elevation again enjoying views across the Derwent Valley.

### Outside

To the front elevation is a driveway that provides parking for 3/4 vehicles with side access pathway leading to the rear garden.

The large rear garden firstly offers a paved entertaining terrace, wood store that are all enclosed by timber fenced boundaries with external lighting. A gravelled-pathway leads from the terrace to the very bottom part of the garden with truly stunning view across the Derwent Valley can be found. A well cared for large family orientated lawn with stocked flower beds and borders all enclosed by timber fence boundaries provides an area for all the family to enjoy.







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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