



£355,000

Ashford Rise, Belper DE56 1TJ

Detached House | 4 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- Modern Detached Family Home
- 4 Bedroom & 2 Reception Rooms
- Landscaped Gardens To Front And Rear
- Conservatory With Insulated Roof
- En- Suite & Guest WC
- Modern Family Bathroom
- Driveway & Garage
- Sought After Estate Position
- Viewing Advised
- Council Tax Band C

## Property Description

New to the market is this beautifully presented four bedroom detached family home located within the Alton manor estate in Belper.

## Main Particulars

Derbyshire Properties are delighted to introduce for sale this beautifully presented and extended four bedroom detached family home located within the Alton manor estate in Belper. The property has been lovingly maintained and improved by its current owners throughout the years and briefly comprises of:- entrance hall, guest cloakroom, lounge, dining room, conservatory, and kitchen. To the first floor a landing provides access to 4 bedrooms, en-suite to master bedroom and family bathroom. Outside the property offers a small front garden that is mainly laid to lawn and two car driveway that provides access to an integral garage. The rear garden has been landscaped, offering a block paved patio and lawn enclosed by timber fence boundaries. We believe the property will ideally suit families and we recommend an internal inspection as soon as possible.

### Entrance Hallway

Entered via composite door from the front elevation into this light and airy hallway. Solid wood floor covering, decorative dado rail, spotlights and coving to ceiling. Internal door provides access to a guest cloakroom and a carpeted staircase leads to the first floor landing with under stairs storage cupboard.

### Guest Cloakroom/WC

With low-level WC, slim line vanity unit, double glazed obscured window, part wall tiling and wall mounted chrome heated towel rail

### Living Room

With double glazed window to the front elevation, wall mounted radiator, TV point, decorative coving to ceiling and internal double doors provide access into the dining room. The focal point of the room is a wall mounted gas fire with decorative surround, marble backdrop and raised hearth.

### Dining Room

Located between the living room and conservatory with wall mounted modern vertical radiator, decorative coating to ceiling, internal door to kitchen.

### Insulated Conservatory

With pitched insulated roof, UPVC Windows to the side and rear elevations, solid wood floor covering and double doors provide access onto the outside gardenTerrace.

### Kitchen

Comprising of a range of all base mounted matching units with granite worksurfaces incorporating a sink drainer unit with mixer taps. Gas range with extractor hood over, under cupboard lighting, space for American style fridge/freezer, ceramic tiled floor covering, decorative coating to ceiling, window and door to the rear elevation.

### First Floor

### Landing

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

#### Bedroom 1

With double glazed window to the front elevation, wall mounted radiator, decorative coving and spotlights to ceiling. Fitted bedroom furniture provides useful storage and hanging space with internal door providing access:-

#### En-Suite

Comprising of a modern three-piece white suite to include WC, pedestal wash hand basin and shower enclosure with mains shower and attachment. Fully tiled walls and floor, double glazed obscured window, spotlights and extractor fan ceiling and wall mounted chrome heated towel rail.

#### Bedroom 2

Double glaze window to the rear elevation, fitted double wardrobe, wall mounted radiator, decorative coving and spotlights to ceiling.

#### Bedroom 3

Double glazed window to the front elevation, wall mounted radiator, decorative coving and useful over stairs storage cupboard.

#### Bedroom 4

Double glazed window to the rear elevation, wall mounted radiator and decorative coving.

#### Bathroom

Comprising of a three-piece modern white suite to include WC, pedestal wash hand basin and panelled bath with shower attachment over and complementary shower screen. Coving and spotlights to ceiling, double glaze obscured window, vinyl floor covering and wall mounted chrome heated towel rail.

#### Outside

To the front elevation is an area of lawn with stocked flowerbeds and borders. A Tarmac driveway provides parking for two vehicles and is located in front of an integral garage with up and over door light and power. The rear garden is also laid to lawn with block paved patio, stocked flower beds and borders, timber fenced boundaries, garden shed. There is also external lighting and garden tap.

#### 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.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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