



£325,000

Weavers Close, Belper DE56 0HZ

Detached House | 4 Bedrooms | 3 Bathrooms

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Step Inside

Key Features

- Extended Detached Family Home
- 3/4 Bedrooms
- 2 Reception Room + Utility
- Large Frontage With Ample Parking
- Low Maintenance Family Garden
- Quiet Residential Location
- Ideal Family Purchase
- Viewing Advised

Property Description

New to the market is this extended 3/4 bedroom detached family home located within a quiet cul-de-sac location.

Main Particulars

Derbyshire Properties are delighted to present this beautifully presented and extended 3/4 bedroom detached family home, situated on a popular residential estate. The property has been tastefully modernised throughout by the current owners, including the conversion of the original garage to create an additional bedroom or versatile reception room. To the rear, there is a spacious conservatory with an insulated roof, leading out to a private, low-maintenance garden — perfect for relaxing or entertaining. Upstairs, the first floor offers three well-proportioned bedrooms and two bathrooms, making it ideal for growing families. We believe this home will strongly appeal to family buyers, and we highly recommend an early internal viewing to avoid disappointment

Entrance Hall

Accessed via a composite door to the side elevation, the entrance hall features a wall-mounted single radiator, decorative coving to the ceiling, and internal doors leading to the cloakroom/WC and dining room.

Cloakroom / WC

Fitted with a low-level WC and wall-mounted wash hand basin. Featuring a wood-effect floor covering, double glazed obscured window, and a wall-mounted chrome heated towel rail.

Living Room

Featuring a continuation of the floor covering from the dining room, this welcoming space includes a TV point, wall-mounted radiator, and decorative coving to the ceiling. The focal point of the room is a wall-mounted gas fire styled to resemble a log burner, set beneath an exposed timber lintel and positioned on a raised hearth. Double glazed patio doors provide access to the rear garden.

Dinning Room

Featuring a continuation of the flooring from the entrance hallway, this spacious room includes a wall-mounted double radiator and a double glazed window to the front elevation. Decorative coving adds a touch of character to the ceiling. The staircase to the first floor landing is located here, along with a useful under-stairs storage cupboard.

Utility Room (Garage Conversion)

Situated at the rear of the garage conversion, this practical utility area features a wall-mounted gas combination boiler, space and plumbing for both a washing machine and tumble dryer, as well as additional space for a large American-style fridge freezer. An internal door provides access to:

Bedroom 4 / Third Reception Room (Garage conversion)

Currently used as a flexible space, this room features a double glazed window to the front elevation,, space for a wardrobe. Ideal as a fourth bedroom, home office, or

additional sitting room.

Conservatory

Featuring a pitched roof ceiling that has been professionally insulated, this room offers comfortable, year-round use. Additional features include a wood-effect floor covering, decorative wall light, and double glazed French doors to the side elevation, providing easy access to the garden.

Kitchen

Fitted with a range of matching wall and base units with modern flat-edged work surfaces, incorporating a one-and-a-half bowl stainless steel sink with mixer tap. Appliances include an integrated double oven and a four-ring gas hob with glass splashback and extractor canopy over. Additional features include a wall-mounted vertical radiator, tiled floor covering, under-cupboard lighting, and a double glazed window and door to the rear elevation.

First Floor Landing -

accessed by the dining area with double glazed window to the side elevation and ceiling mounted loft access point

Bedroom One

A well-proportioned double bedroom featuring a double glazed window to the rear elevation, wall-mounted radiator, TV aerial point.

En-Suite

Featuring a three-piece suite comprising a WC, pedestal wash hand basin, and single shower enclosure with mains-fed shower and attachment. The room benefits from a tiled floor covering, wall-mounted chrome heated towel rail, double glazed obscured window, and wall lighting.

Bedroom Two

A double bedroom featuring a double glazed window to the front elevation, wall-mounted radiator, space for wardrobes.

Bedroom Three

Also located to the front elevation, this bedroom benefits from a double glazed window, wall-mounted radiator, and a range of fitted wardrobes providing useful storage and hanging space.

Bathroom

Comprising a three-piece white suite including a WC, pedestal wash hand basin, and panelled bath with a wall-mounted shower and attachment, complemented by a glass shower screen. The room features part-tiled walls, tiled floor covering, a double glazed obscured window, wall-mounted chrome heated towel rail, and an extractor fan.

Outside

To the front, there is a large block-paved parking area providing space for numerous vehicles as well as caravan storage. A paved side access pathway leads to the rear

garden. The professionally landscaped rear garden is designed for low maintenance and includes a paved seating area with a tiled roof covering, Astroturf lawn, and gravel planting area. The garden is enclosed by timber fencing with raised flowerbeds and borders. Additionally, there is a bespoke wendy house, and outside lighting, and a water tap.

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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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