



£465,000

Sandbed Lane, Belper DE56 0SN

Semi-Detached House | 4 Bedrooms | 3 Bathrooms

01773 820983

DERBYSHIRE
PROPERTIES
SALES & LETTINGS

www.derbyshireproperties.com



DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -
FOR SALE
01773 820983

Step Inside

Key Features

- Exceptional Family Home
- 4 Bedrooms & 3 Bathrooms
- Large Rear Extension
- 100m Landscaped Rear Garden
- Large Driveway & Detached Garage
- Highly Regarded Semi Rural Location
- Ideal Family Purchase
- Outdoor Kitchen & Terrace With Views To Rear
- Viewing Absolutely Essential
- Council Tax Band C

Property Description

A rare opportunity to acquire this beautifully extended four-bedroom home, perfectly positioned on the highly sought-after Sandbed Lane in Belper. Offering a fantastic blend of character, space, and modern living, this exceptional property is ideal for families looking to settle in one of the area's most desirable locations.

Main Particulars

Derbyshire Properties are delighted to present this truly stunning and beautifully extended four-bedroom family home, located in one of Belper's most sought-after residential areas. The property has undergone a comprehensive renovation and now offers stylish, contemporary living spaces, thoughtfully enhanced by a superb two-storey rear extension. On the ground floor, you're welcomed by a spacious entrance hallway leading to a generous living room, side entrance hall, a luxuriously appointed shower room, and an impressive open-plan kitchen/living/dining space—perfectly designed for modern family life and entertaining. Upstairs, a spacious landing gives access to four well-proportioned bedrooms and two sleek, modern bathrooms, offering comfort and flexibility for growing families. Externally, the property sits on a substantial plot with ample off-road parking to both the front and side, a large detached garage, and an extensive landscaped rear garden measuring approximately 100 metres—providing outstanding outdoor space for relaxation, play, or entertaining. A charming open storm porch with feature oak frontage creates a striking first impression and sets the tone for the high-quality finish throughout. Viewings are essential to fully appreciate the space, style, and attention to detail this exceptional home offers. Early interest is expected, particularly from families seeking a move-in-ready property in a prestigious location.

Entrance Hallway

Accessed via a feature arched composite door from the front elevation, opening into a bright and welcoming reception hall with staircase rising to the first-floor landing. A useful under-stairs storage cupboard provides additional practicality. The space is finished with a beautiful LVT floor covering and offers ample coat and boot storage. Further features include a wall-mounted radiator, ceiling spotlights, and a wall-mounted alarm control panel.

Living Room

A beautifully presented living room, featuring a double-glazed bay window with bespoke shutters to the front elevation, allowing for plenty of natural light. The space includes a wall-mounted radiator and TV point for modern convenience.

The focal point of the room is the charming cast-iron log-burning stove, set beneath an exposed reclaimed timber lintel and resting on a raised tiled hearth—adding warmth and character to this inviting space.

Side Entrance Hallway/Utility Area

Continuing with the flooring from the entrance hallway, a double glazed door to the side elevation provides access to the driveway. The utility area is fitted with a range of wall and base mounted units complemented by a quartz work surface, housing the wall mounted gas combination boiler and offering space and plumbing for both a washing machine and tumble dryer. An internal oak sliding door leads through to:-

Ground Floor Wet Room

Comprising a modern three-piece suite including an encased WC, vanity unit with inset circular sink, and a large wet-room style shower with main-fed shower and additional attachment. Built in storage alcove in shower. Finished with attractive wall tiling, non slip vinyl floor covering, chrome wall-mounted heated towel rail, double glazed window, extractor fan, and ceiling spotlights.

Superb Kitchen/Diner (Rear Extension)

Kitchen:

Continuing seamlessly from the entrance and side hallway, you are welcomed into this magnificent, open-plan kitchen—the true heart of the home. It boasts a stylish range of contrasting shaker-style wall and base units, complemented by a Belfast sink with moulded drainer for a timeless country-inspired finish.

A large stainless steel gas range cooker takes centre stage beneath a bespoke timber canopy, cleverly concealing the extractor hood. There is also space and plumbing for an American-style fridge freezer, along with an integrated dishwasher for added convenience.

Design highlights include scaffold board shelving, under-cupboard lighting, inset ceiling spotlights, and underfloor heating, all contributing to the room's warm and welcoming atmosphere.

Living/Dining Area (Rear Extension):

This stunning rear extension creates an expansive and light-filled family living and dining area, perfect for entertaining or everyday life.

Bi-fold doors with inset blinds open out onto a generous decked terrace, seamlessly connecting indoor and outdoor spaces. A double-glazed side window with bespoke fitted blinds adds further natural light, while the wood effect LVT flooring continues throughout.

Additional features include a TV point and inset ceiling spotlights, completing this beautifully designed, versatile living space.

First Floor

Landing

Accessed from the main entrance hall, with a double glazed window to the side elevation, is a ceiling-mounted loft hatch with pull-down ladder. The attic space has been insulated and boarded, and benefits from both light and power.

Master Suite

This stunning bedroom suite enjoys a double-glazed window to the rear elevation, offering beautiful views over the landscaped garden and picturesque countryside beyond.

The room features a wall-mounted radiator, ample space for freestanding or fitted wardrobes, and an internal door leading to the en-suite bathroom, adding privacy and convenience to this serene and stylish space. TV point.

En-Suite

Comprising a WC, wall-mounted vanity unit with shaving point, and a spacious wet room shower with mains-fed shower. Features include a glass shower screen, fully tiled walls, Built in storage alcoves to shower, underfloor heating, wall-mounted chrome heated towel rail, recessed ceiling spotlights, extractor fan, and a feature wall-mounted heated mirror.

Bedroom 2

Featuring a double-glazed bay window to the front elevation with bespoke shutter blinds, a wall-mounted radiator, and ample space for bedroom furniture. TV point.

Bedroom 3

With double glazed window to the side elevation, wall mounted radiator and space for furniture . TV point.

Bedroom 4

Double glazed window to the front elevation with bespoke shutters and wall mounted radiator. CAT 6 Ethernet point.

Bathroom

Comprising a contemporary three-piece white suite, including a WC, wall-mounted vanity unit, and bath with mains-fed shower and attachment, complemented by a clear glass shower screen. The bathroom features an extractor fan, ceiling spotlights, and a wall-mounted chrome heated towel rail. Fully tiled floor with underfloor heating, part-tiled walls, and a feature storage alcove complete the stylish and functional space.

Outside

To the front, a spacious driveway offers ample parking for multiple vehicles and provides convenient access to the side elevation and rear garden. The property is enclosed by a boundary wall fronting the street and benefits from external lighting for added security and ambiance.

The exceptional rear garden has been thoughtfully landscaped to create an ideal setting for both outdoor entertaining and private family enjoyment. It features two large timber decking terraces with inset lighting, fully enclosed by timber fencing for privacy.

Complementing the outdoor space is a bespoke outdoor kitchen equipped with a pizza oven and BBQ, an external sink, open storage for wood, power points and additional screening to ensure privacy from neighbouring properties.

A porcelain-paved patio provides a pleasant seating area complete with a hot tub, flowing onto two well-maintained lawns connected by an inset paved pathway. A conifer screening with a central archway leads to a section housing a timber garden shed with lights, power points and security light., greenhouse, and an additional storage shed.

Raised sleeper-edged planting beds surround a large, manicured lawn, all fully enclosed by timber fencing, creating a tranquil and private outdoor oasis.

At the very top of the garden stands a brick-rendered outbuilding fitted with light and wood storage, alongside gated access to the adjoining fields beyond—perfect for additional storage or a workshop space..

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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Telephone: 01773 820983

 **DERBYSHIRE
PROPERTIES**
= RAINBOW IN REALTY =

www.derbyshireproperties.com