



£425,000

, Belper DE56 2JF

Detached House | 3 Bedrooms | 3 Bathrooms

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**BROADHOLME LANE**

# Step Inside

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## Key Features

- Detached Three Bedroom House
- Derwent Valley Location
- Located on the Edge of Belper Town
- Beautiful Views
- En-Suite & Bathroom
- Superb Open-Plan Living/Dining Room
- Driveway
- Ideal Family Purchase
- Large Outbuilding to Rear



## Property Description

An opportunity to acquire this beautifully presented new-build detached residence, ideally situated within easy reach of Belper town centre.

## Main Particulars

Derbyshire Properties are delighted to offer for sale this superbly constructed three-bedroom detached new build residence, occupying a desirable non-estate position and enjoying outstanding countryside views. Conveniently situated within walking distance of Belper town centre, the property provides easy access to a wide range of local amenities, transport links, and leisure facilities. The thoughtfully designed accommodation comprises: an inviting entrance hall, cloakroom/WC, a modern fitted kitchen, and a spacious lounge/dining room featuring bi-fold doors that open onto the rear garden. To the first floor, a gallery-style landing gives access to three well-proportioned bedrooms and a stylish family bathroom. The principal bedroom further benefits from a contemporary en-suite shower room. Externally, the property occupies an attractive non-estate position with a stone boundary wall to the front and a tarmac driveway to the side providing ample off-road parking. The rear garden features a full-width paved terrace with steps leading down to a lawned garden enclosed by a combination of wall and timber fencing. An early internal inspection is highly recommended to fully appreciate the quality and setting of this stunning new home.

### Entrance Hall

Entered via a composite door from the front elevation into this light and airy reception space, featuring ceiling spotlights and a staircase leading to the first-floor landing.

### Guest Cloakroom/WC

Featuring a low-level WC and matching vanity unit with inset sink basin. There is a wall-mounted chrome heated towel rail, underfloor heating, wood floor covering, double glazed window to the side elevation, ceiling spotlights, and a wall-mounted extractor fan.

### Kitchen

This beautiful kitchen features a range of wall and base-mounted shaker-style units complemented by modern roll-top work surfaces incorporating a stainless steel sink and drainer unit with mixer tap. A number of integrated appliances include a gas hob with pull-out extractor canopy over, AEG oven, dishwasher, and fridge/freezer. Additional features include under-cupboard lighting, space and plumbing for a washing machine, wood floor covering with underfloor heating, and double-glazed windows to the front and side elevations providing excellent natural light.

### Superb Living/Dining Room

A superb open-plan space with the continuation of the wood floor covering from the hallway. There is a double-glazed window to the side elevation, TV point, underfloor heating, and a useful storage cupboard. The room's focal point is the set of stunning bi-fold doors to the rear elevation, which open out onto the garden terrace, creating an ideal space for relaxing or entertaining.

### First Floor

### Landing

Accessed via the main entrance hallway, this area features a ceiling-mounted loft access point, a useful linen storage cupboard housing the hot water cylinder, and a double-glazed window to the side elevation. Internal doors lead to all bedrooms and the family bathroom.

### Bedroom 1

Featuring a double-glazed window to the front elevation, a wall-mounted radiator, fitted wardrobes, and an internal door leading to:

### En-Suite

Comprising a three-piece white suite, including a WC, vanity unit, and separate shower enclosure with mains-fed shower and attachment. The bathroom features a wall-mounted chrome heated towel rail, underfloor heating, a double-glazed obscured window, ceiling spotlights, and an extractor fan.

### Bedroom 2

With a double-glazed window to the rear elevation overlooking the garden, a wall-mounted radiator, and TV connection point.

### Bedroom 3

Featuring a double-glazed window to the rear elevation and a wall-mounted radiator.

### Bathroom

Comprising a modern three-piece bathroom suite, including a WC, vanity unit, and space-saving bath with a mains-fed shower and attachment, complete with a glass shower screen. The walls are tiled, and the room features a double-glazed obscured window, underfloor heating, ceiling spotlights, and an extractor fan. Additional fittings include a wall-mounted chrome heated towel rail and an electrical shaver point.

### Outside

To the front elevation, an attractive stone wall borders the main street, with a tarmac driveway to the side providing parking for two vehicles. Gated access leads to the rear garden, where a large paved patio with brick retaining wall and steps rises to a raised lawn, enclosed by timber fencing and stone walling. At the top of the garden, a brick outbuilding offers useful, secure outdoor storage.

### Disclaimer

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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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