



£450,000

Gregorys Way, Belper DE56 0HS

Detached House | 4 Bedrooms | 3 Bathrooms

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Step Inside

Key Features

- Executive Detached Family Home
- 4 Bedrooms & 2 En-Suites
- Landscaped Gardens
- Air Conditioning & Heating Systems
- Potential Room To Extended To The Side Aspect (Subject To Planning)
- Large Driveway & Internal Double Garage
- Conservatory With Under Floor Heating
- Ideal Family Purchase
- Viewing Essential
- Council Tax Band E

Property Description

Derbyshire Properties are delighted to introduce for sale this well-presented modern executive detached home.

Main Particulars

Derbyshire Properties are delighted to introduce for sale this well-presented modern executive detached home, located on the highly sought-after Alton Manor estate in Belper. The property offers spacious and contemporary family living throughout and briefly comprises: entrance hallway, living room, dining room, conservatory, kitchen/breakfast room, and an integrated double garage. To the first floor, a landing provides access to four generous bedrooms, a family bathroom, and two en-suite shower rooms. Externally, the property occupies a pleasant enclosed plot with a double-width driveway and integral double garage to the front elevation. The rear garden is mainly laid to lawn with mature borders offering a good degree of privacy from neighbouring properties. We believe this property will particularly appeal to families, and an early internal inspection is highly recommended to appreciate the quality and value of accommodation on offer.

Entrance Hall

Entered via a door from the front elevation, the entrance hall features a wood floor covering, wall-mounted radiator, carpeted staircase leading to the first-floor landing, decorative coving to the ceiling, and an obscured double-glazed window. Internal doors provide access to both the living room and kitchen.

Living Room

With large double glazed bay window to the front elevation with bespoke fitted shutter blinds. Wood floor covering, wall mounted radiator, TV point, decorative coving. The focal point of the room is a wall mounted gas living flame effect fire with decorative wooden surround, marble effect backdrop and raised hearth. Door opening provide access to:-

Dining Room

With continuation of the flooring from the lounge area, wall mounted radiator, decorative coving to the ceiling, and a wall mounted air-conditioning unit providing both cooling and heating options. An internal door gives access to the kitchen, while UPVC sliding patio doors open through to the :-

Conservatory

Constructed with a brick base and UPVC units, this space benefits from ceramic tiled flooring with underfloor heating and double-glazed French doors to the side elevation opening onto a pleasant outside terrace.

Kitchen/Breakfast Room

Comprising a range of modern wall and base-mounted matching white gloss units, incorporating a one-and-a-half bowl stainless steel sink with drainer. The kitchen features under-cupboard lighting and a variety of integrated appliances, including a dishwasher, washing machine, double electric oven, and five-ring gas hob with stainless steel extractor canopy. There is space for an American-style fridge freezer. The room benefits from a tiled floor, wall-mounted radiator, shelving, decorative coving to the ceiling, and both a window and door to the rear elevation. An internal door provides access to the attached double garage.

First Floor

Landing

Accessed via the main entrance hallway, the first-floor landing features decorative coving to the ceiling and a loft access point leading to a fully boarded loft space with electrical supply. Internal doors provide access to all four bedrooms and the family bathroom.

Bedroom 1

With a double-glazed window to the front elevation fitted with bespoke shutter blinds, the room features a wall-mounted radiator and an air-conditioning unit providing both cooling and heating. An internal door provides access to:

En-Suite

The bathroom comprises a WC, pedestal wash handbasin, and double shower enclosure with a mains-fed shower and overhead attachment. It features a wood floor covering, wall-mounted radiator, electrical shaver point, spotlighting, and a double-glazed obscured window.

Bedroom 2

With double-glazed window to the rear elevation, wall-mounted radiator, and fitted double wardrobe providing useful storage and hanging space.

En-Suite

Comprising a three-piece suite including WC, pedestal wash handbasin, and shower enclosure with mains-fed shower and attachment. Features include wood floor covering, part-tiled walls, spotlighting, extractor fan, and double-glazed obscured window.

Bedroom 3

Double glazed window to the front elevation with bespoke fitted shutter blinds, wall mounted radiator and fitted double wardrobe.

Bedroom 4

(currently used as a study) with double glazed window to the rear elevation and wall mounted radiator.

Family Bathroom

Consisting of a three-piece white suite to include WC, pedestal wash handbasin and panelled bath with shower attachment over. Part tiling walls, double glazed obscured window, extractor fan and spotlights, wood floor covering and wall mounted radiator.

Outside

To the front elevation, there is a low-maintenance garden featuring mature hedgerows and trees that provide a natural screen from the road and neighbouring properties. A double-width tarmac driveway, providing parking for up to four vehicles, leads to the integral double garage. A paved pathway along the side elevation provides access to the rear garden. Either side of the pathway includes an owned piece of land, offering potential for future extensions (subject to planning consent).

The rear garden features a large paved entertaining terrace, ideal for outdoor dining, alongside a well-maintained lawn with raised stocked flower beds and borders, retaining walls, and timber-fenced boundaries, all complemented by mature planting to neighbouring properties. A further entertaining terrace with a pergola offers an

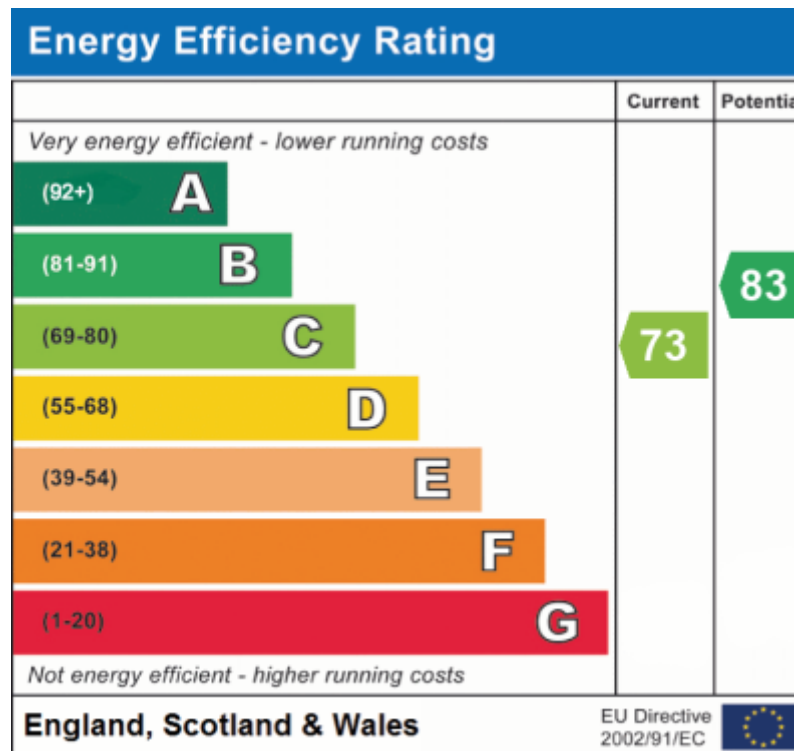
additional outdoor space, complete with outside security lighting and a water tap.





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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