



£235,000

Clan Drive, Belper DE56 1RB

| 2 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Modern Stone Built Town House
- 2 Bedrooms & 1 Reception Room
- Solar Panels & EV Charger
- FTTP Ultra Fast Internet Provision
- Landscaped Low Maintenance Gardens
- Off Street Parking
- Close to Belper Town Centre
- Ideal First Home
- Extremely Sought After Location
- Council Tax Band B

Property Description

Derbyshire Properties are delighted to present this beautifully presented modern stone-built townhouse, located within the highly regarded Wheeldon Homes development at Derwentside.

Main Particulars

With an elevated position overlooking the east bank of the River Derwent, bordered on three sides by mature trees and woodland, Derwentside offers a sense of peace and privacy rarely found in modern developments.

The accommodation briefly comprises: an entrance hallway, guest cloakroom/WC, a spacious living room, and a modern kitchen/dining room with contemporary fittings. To the first floor, a landing provides access to two well-proportioned bedrooms and a stylish modern bathroom. Externally, the property benefits from two allocated parking spaces, Solar panels, attractive landscaped frontage, and a low-maintenance rear garden featuring a raised decked seating area that enjoys delightful views towards the Chevin. We believe this property will particularly appeal to first-time buyers, young professionals, and those looking to downsize into a high-quality modern home in a sought-after location.

Ground Floor

Entrance Hall

Entered via a composite door from the front elevation into this light and airy reception space, featuring a tiled floor covering, wall-mounted radiator, and alarm control panel.

Guest Cloakroom/WC

With the continuation of the tiled floor from the entrance hallway, this room comprises a low-level WC, wall-mounted wash hand basin with tiled splashback, wall-mounted radiator, ceiling-mounted extractor fan, and a double-glazed obscured window to the side elevation.

Living Room

Accessed from the entrance hallway, this comfortable living space features a double-glazed window to the front elevation, wall-mounted radiator, TV point, and a carpeted staircase leading to the first floor with useful under-stairs storage.

Kitchen/Dining Room

Beautifully appointed with a range of matching wall and base units complemented by quartz work surfaces incorporating a moulded sink drainer with mixer tap. There is space for a fridge/freezer, under-counter space and plumbing for a washing machine, and integrated appliances including an electric oven, gas hob, and stainless steel extractor canopy. Additional features include a tiled floor, spotlights to the ceiling, wall-mounted radiator, double-glazed window to the rear elevation, and French doors opening out onto the rear garden.

First Floor

First Floor Landing

First Floor Landing – Accessed via the living room with wall-mounted radiator, ceiling-mounted loft access point, and double-glazed window to the side elevation.

Bedroom One – Featuring a double-glazed window to the rear elevation, wall-mounted radiator, and attractive feature wall panelling with integrated wall lighting. Includes a fitted double wardrobe with sliding mirrored doors and TV point.

Bedroom Two – With double-glazed window to the front elevation, wall-mounted radiator, and fitted double wardrobe with mirrored doors.

Bathroom – Appointed with a modern three-piece white suite comprising low-level WC, pedestal wash hand basin, and panelled bath with shower attachment and complementary glass shower screen. Fully tiled walls, inset ceiling spotlights, and ceiling-mounted extractor fan.

Outside

The front garden has been attractively landscaped with a double-width paved pathway leading to the front entrance with and a well-stocked planted frontage. To the rear, the garden has been designed for low-maintenance living, featuring a full-width paved patio area enclosed by timber fencing with an inset gate leading to a lawned section. Beyond this are two raised decking areas that provide elevated views over the Chevin. There is also a timber garden shed, outside lighting, and an external water tap. Two parking spaces are at the rear of the property with added benefit of EV Charging point.

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.
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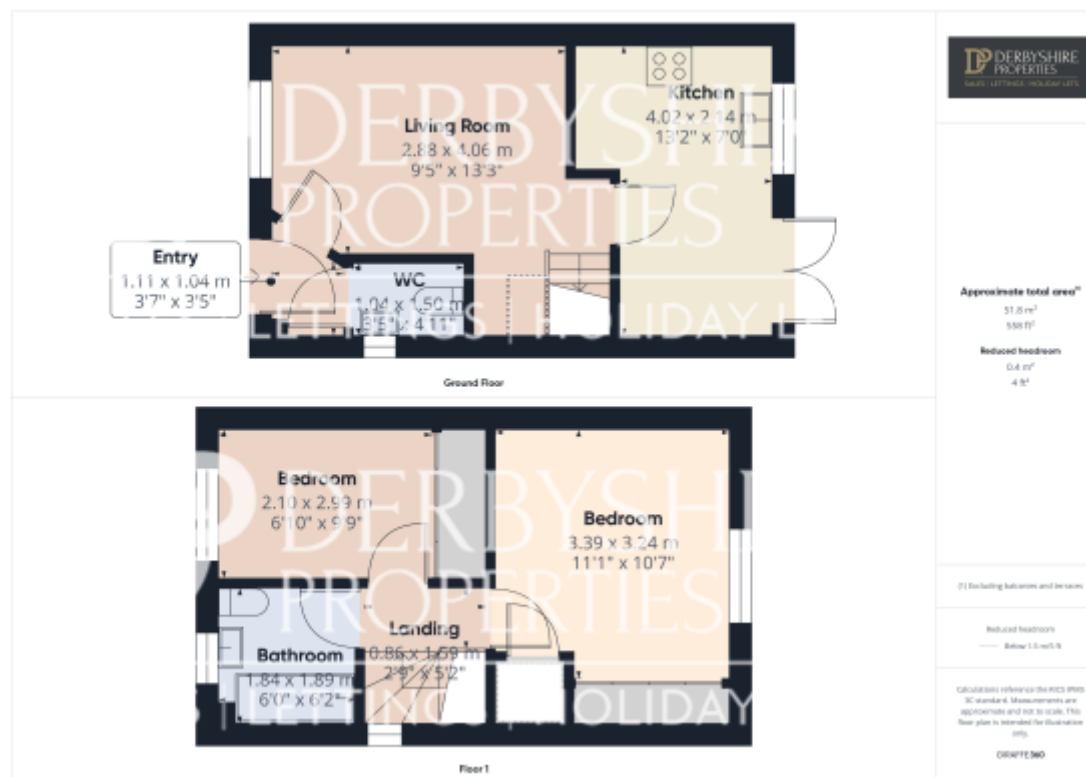
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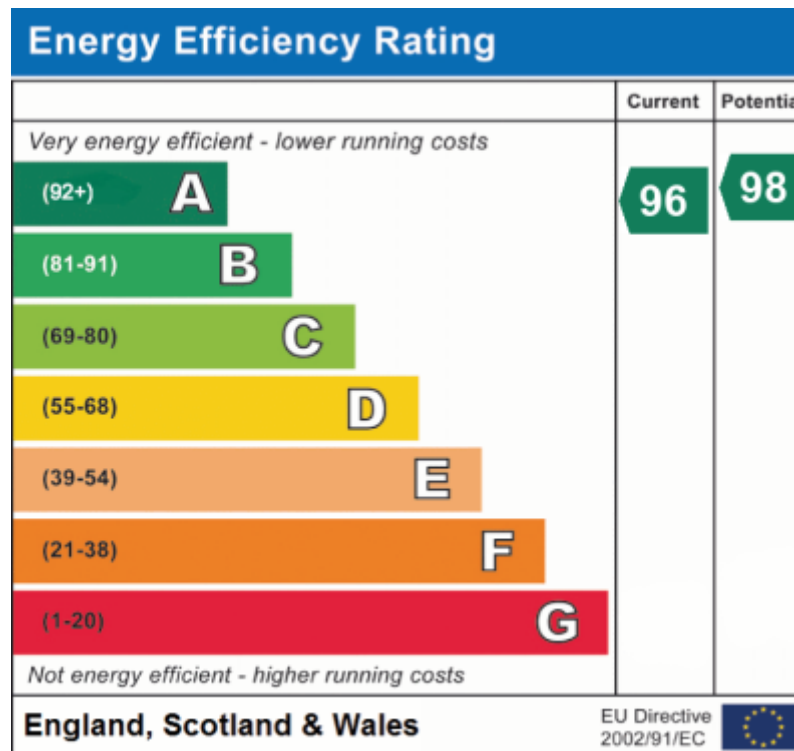


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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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