



£395,000

Wheatcroft Drive, Belper DE56 2NE

Detached House | 4 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- Superb Modern Detached Home
- 4 Double Bedrooms
- Open Plan Living Kitchen
- Utility Room & Cloakroom/WC
- Private & Landscaped Rear Garden
- En-Suite Shower Room
- Driveway & Garage
- Popular Residential Location
- View Absolutely Essential!
- COUNCIL TAX BAND E

## Property Description

Derbyshire Properties are thrilled to present this stunning four-bedroom detached family home, nestled in a highly desirable residential area. Constructed very recently by the esteemed Peter James Homes, this property radiates modern elegance and comfort.

## Main Particulars

Derbyshire Properties is thrilled to present this stunning four-bedroom detached family home, nestled in a highly desirable residential area sitting near to the river Amber. Constructed just two years ago by the esteemed Peter James Homes, this property radiates modern elegance and comfort. The property features the following layout: - A spacious entrance hall - A study - A utility room - A cloakroom/WC - An open-plan kitchen and living room On the first floor, the landing provides access to four double bedrooms, a family bathroom, and an en-suite bathroom for the master bedroom. Externally, the property boasts a beautifully landscaped rear garden, designed to provide both private and social spaces, complete with an external canopy and seating area. We highly recommend scheduling an early internal inspection to avoid disappointment.

### Entrance Hall

Entered via composite door from the front elevation, wall mounted alarm control panel, 'Amtico' floor covering, carpeted staircase to the 1st floor landing with useful under stairs storage cupboard. Internal oak doors provide access to all downstairs rooms.

### Study

With double glazed window to the front elevation, wall mounted radiator and TV point.

### Utility Room

With the continuation of the wood floor covering from the entrance hallway. A range of base mounted storage cupboards with inset stainless steel sink with modern flat edged worksurfaces. Wall mounted shelving, spotlights and extractor fan to ceiling, wall mounted radiator and internal door leading to:-

### Cloakroom/WC

Comprising of a low-level WC, pedestal wash hand basin and 'Amtico' floor covering. Partly tiled wall, wall mounted radiator, spotlights to ceiling and wall mounted extractor fan.

### Superb Open Plan Living Kitchen

Kitchen area -comprising of a range of matching wall and base mounted units with quartz worksurface with inset moulded one and a half bowl stainless steel sink drainer. Under cupboard lighting, wood floor covering and a range of integrated appliances. Integrated appliances include AEG oven, microwave, fridge/freezer, induction hob with stainless steel extractor canopy and dishwasher. The kitchen worksurface blends effortlessly into a breakfast bar with seating space and provides a lovely focal point to the room.

Dining area -with the continuation of the floor covering from the kitchen, wall mounted radiator, spotlighting and double glazed French doors with adjoining windows provide access to the rear garden.

## Living Room

Accessed via the dining area or entrance hall with 'Pocket' sliding Oak doors, large double glazed bay window to the front elevation, wall mounted radiator and TV point.

## First Floor

### Landing

Accessed via the main entrance hallway, wall mounted radiator, ceiling mounted loft access point and internal oak doors provide access to all bedrooms and bathroom.

### Bedroom 1

With double glazed window to front elevation, wall mounted radiator and useful storage alcove.

### En-Suite

Comprising of three piece suite to include WC, pedestal wash hand basin and large shower enclosure with sliding doors and mains fed shower and attachment over. Tiling to walls, wood floor covering, wall mount electrical shaver point, wall mounted chrome heated towel rail, spotlights and extractor fan ceiling.

### Bedroom 2

With double glazed window to the front elevation, wall mounted radiator and space for bedroom furniture.

### Bedroom 3

Double glazed window to the rear elevation, wall mounted radiator and useful storage alcove.

### Bedroom 4

Double glazed window to the rear elevation, wall mounted radiator and space for the bedroom furniture.

### Bathroom

Comprising of a three-piece white modern suite to include WC, pedestal wash hand basin and panelled bath with mains fed shower and attachment over with complimentary glass shower screen. 'Amtico' floor covering, spotlights and extractor fan to ceiling, wall mounted electrical shaver point, double glazed obscured window and wall mounted chrome heated towel rail.

### Outside

To the front elevation is a small front garden mainly laid to lawn with inset steps to the front elevation. To the side elevation is a driveway providing parking for three vehicles and accessing a detached garage with up and over door light and power.

The superbly landscaped rear garden benefits from a entertaining deck and terrace with modern awning over. Paved pathways, raised sleeper planting beds with inset planting, lawn with raised stock borders and seated fencing and trellising. directly behind the garage is a useful potting and storage area and the focal point of the whole garden is a circular paved patio with bespoke curved seating, and external lighting.

### Additional Information

Extremely well designed low maintenance garden with automated lighting system.

Over size garage which has a boarded loft, power and lighting.

Access from the estate to a nature reserve and river frontage.

Beautiful location to enjoy walks from the house.

Popular Pub within walking distance.

Super fast broadband to the house.

All curtains blinds and carpets included in the price.

The house has higher end fixtures and fittings including a symphony Kitchen and AEG appliances.

Atmospheric lighting to the front of the house and driveway.

Driveway with parking for 2 cars.

#### Area

Bullbridge is a small hillside village near Crich in the Amber Valley district of Derbyshire. For those aspiring to a country lifestyle but within easy reach of Derby, Nottingham and Sheffield, it's absolutely perfect. Too often, homebuyers must choose between the convenience of an urban lifestyle and the bliss of rural living. At Woodland Heights, you can have it all.

Such is the location of Woodland Heights, journey times to several major cities are short enough for a reasonable commute. Derby city centre is just 25 minutes by car, Nottingham

35 minutes, and even Sheffield is only 50 minutes away.

Nine minutes from home lies the award winning Belper Park, which is ever popular with families and dog walkers. The historic Belper River Gardens sit peacefully beside the River Derwent, with attractions including boat hire and a poetry trail. Potter around the town of Belper and discover friendly cafés and pubs, historic architecture, quirky shops and an independent Art Deco cinema. Belper also hosts a monthly Farmers' Market and many annual arts events.

#### House Type

(Original Builders House Type) The Rowan is an elegant well-proportioned 4 bedroom home. The noble Rowan exudes both grandeur and understatement for a luxury standard of living you'll never tire of. An impressive kitchen-dining-living area spans the entire ground floor, with separate utility room and large garden to rear

#### 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.





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		93
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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