



£425,000

Belper Road, Stanley Common DE7 6FQ

Detached House | 4 Bedrooms | 4 Bathrooms

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# Step Inside

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## Key Features

- GUIDE PRICE £425,000 - £450,000
- Detached Family Home
- Beautiful Woodland View To Rear
- Large Driveway & Integral Garage
- Guest Cloakroom & Utility
- 4 Bedrooms & 4 Bathrooms
- Ideal Family Purchase
- Viewing Advised
- Highly Regarded Location
- Council Tax Band E

## Property Description

GUIDE PRICE £425,000 - £450,000 - Modern 13-year-old family home offering bright, open-plan living, four bedrooms, and two en-suites. Complete with driveway parking, garage, and a private rear garden backing onto mature woodland.

## Main Particulars

GUIDE PRICE £425,000 - £450,000

Derbyshire Properties are pleased to present this modern family home, built approximately 13 years ago and offering spacious, well-planned accommodation throughout. The ground floor features an inviting entrance hall, cloakroom/WC, generous living room, open-plan kitchen and dining area, and a separate utility room.

Upstairs, the landing leads to four well-proportioned bedrooms, two of which benefit from their own en-suite shower rooms, in addition to the main family bathroom.

Outside, the property boasts a double-width driveway providing off-road parking for up to four vehicles, along with access to the integral garage. The attractive front garden is neatly lawned with established planting, while the private rear garden enjoys a beautiful backdrop of mature woodland.

Offering an ideal layout for family living, this impressive home must be viewed to be fully appreciated.

### Ground Floor

#### Entrance Hall

Entered via a UPVC door from the front elevation, this light and airy entrance hall features a carpeted staircase leading to the first-floor landing, a useful storage cupboard, wood flooring, and a wall-mounted radiator.

#### Living Room

5.21m x 3.61m (17' 1" x 11' 10") Accessed through double internal doors, the living room boasts a large double-glazed bay window to the front elevation, a wall-mounted radiator, and a TV point.

#### Guest Cloakroom

Comprising a WC and wall-mounted wash basin with tiled splashback. The room also features wood-effect tile flooring, a wall-mounted radiator, and an extractor fan.

#### Kitchen/Dining

6.59m x 3.35m (21' 7" x 11' 0")

Kitchen Area – Fitted with a range of base units topped with granite-effect work surfaces, incorporating a one-and-a-half bowl stainless steel sink with drainer and tiled splashbacks. Additional features include an integrated wine cooler, dishwasher, electric oven, gas hob with stainless steel extractor canopy, ceiling spotlights, a window to the rear elevation, and a useful built-in storage cupboard. A door provides access to the utility room.

Dining Area – Continuing the tiled flooring from the kitchen, the dining area features wall-mounted radiators and ceiling spotlights, with double-glazed French doors and

adjoining floor-to-ceiling windows offering a delightful outlook over the rear garden.

#### Utility Room

3.31m x 1.61m (10' 10" x 5' 3") Comprising a range of wall and base units with granite effect work surfaces and a stainless steel sink with mixer tap. The room also offers under-counter space and plumbing for a washing machine and tumble dryer, space for a fridge/freezer, under-cupboard lighting, a double-glazed window to the rear elevation, and a door to the side elevation.

#### First Floor

##### Landing

Accessed via the main entrance hall, the first-floor landing provides internal doors leading to all four bedrooms. A wall-mounted radiator and loft access with a pull-down ladder are also featured.

##### Bedroom 1

4.71m x 3.35m (15' 5" x 11' 0") Located to the front of the property, this bedroom features a double-glazed window, wall-mounted radiator, and space for wardrobes. An internal door provides access to the:

##### En-Suite

A three-piece suite comprising a WC, pedestal wash handbasin, and corner-mounted shower enclosure with mains shower attachment. Partially tiled walls, ceiling-mounted extractor fan, tiled flooring, and a chrome heated towel rail complete this en-suite.

##### Bedroom 2

4.95m x 3.02m (16' 3" x 9' 11") This front-facing bedroom features a double-glazed window, wall-mounted radiator, TV point, and a fitted double wardrobe offering ample storage and hanging space.

##### Bedroom 3 & En-Suite

3.43m x 2.67m (11' 3" x 8' 9") Situated to the rear of the property, this bedroom includes a double-glazed window, wall-mounted radiator, and TV point. It also benefits from an en-suite shower room with a three-piece suite: WC, pedestal wash handbasin, and shower enclosure with mains shower attachment. Partially tiled walls, wall-mounted radiator, and an obscured double-glazed window are included.

##### Bedroom 4

3.67m x 3.00m (12' 0" x 9' 10") Also to the rear, this bedroom features a double-glazed window, wall-mounted radiator, and space for bedroom furniture.

##### Family Bathroom

2.27m x 1.7m (7' 5" x 5' 7")

The main bathroom is beautifully appointed with a three-piece suite comprising a WC, wall-mounted wash hand basin with tiled splashback, and a large bathtub with centrally mounted taps and a display alcove. The space is finished with tiled flooring, a wall-mounted chrome heated towel rail, recessed spotlights, a double-glazed light tunnel to the ceiling, and a ceiling extractor fan.

## External

### Garage

4.8m x 2.51m (15' 9" x 8' 3")

With up-and-over door, light, and power.

### Outside

To the front, a tarmac double-width driveway provides parking for four vehicles and leads to the integral garage. Wall-mounted exterior lighting, a front lawn, and well-stocked flowerbeds and borders enclosed by timber fencing complete the frontage.

The rear garden is beautifully landscaped, offering a delightful woodland view and a high degree of privacy. It is mainly lawned, with pressed concrete patios and surrounding pathways. Mature planting, stocked flowerbeds and borders, external lighting, an outside tap, and side storage enhance this peaceful outdoor space.

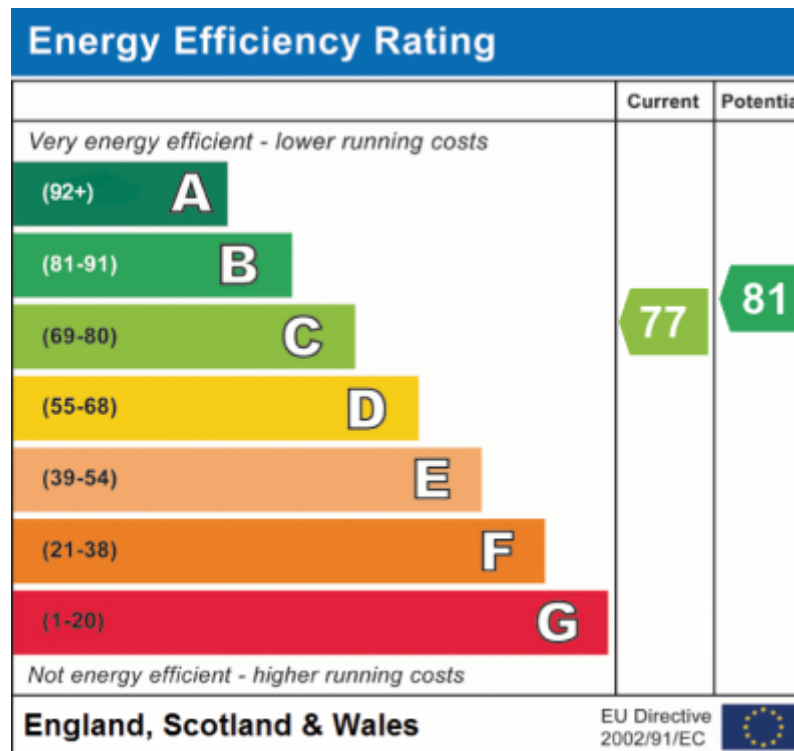
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