



£350,000

Courtney Way, Belper DE56 0EB

Detached House | 4 Bedrooms | 3 Bathrooms

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Step Inside

Key Features

- Extended Detached Family Home
- 4 Bedrooms
- Large Living Room
- Kitchen/Breakfast Room
- Conservatory
- Shower Room & Guest Cloakroom
- Landscaped Garden
- Driveway & Detached Garage
- Quiet Cul De Sac Location
- Ideal Family Purchase

Property Description

Welcome to Courtney Way. A four bedroom extended home, on a quiet cul de sac within the ever popular location of the John O'Gaunts estate. A fantastic family home close to schools, shops and parks. Perfect for that next step up the property ladder.

Main Particulars

Set within a quiet cul-de-sac, this well-presented detached home benefits from multiple-aspect rooms throughout, ensuring excellent natural light and a spacious feel across both floors. The ground floor showcases impressive square footage and a highly adaptable layout, with welcoming reception areas that flow seamlessly from the spacious living room through to the open-plan kitchen/diner. Designed for both everyday family life and entertaining, this multi-frontage arrangement creates a bright and sociable environment, further enhanced by the conservatory which provides additional light-filled living space ideal for dining, relaxing or working from home. The versatility of the layout makes it perfectly suited to flexible living arrangements. Adding further comfort and ease for families and hosting, the ground floor also benefits from a separate shower room alongside a cloakroom, offering excellent practicality for busy households, visiting guests or multi-generational living.

Upstairs, the property continues to impress with three generously proportioned double bedrooms, all offering excellent spacing and natural light, alongside a well-sized single bedroom that is ideally suited as a child's room, nursery, home office or dressing room. Completing the first floor is a spacious family bathroom.

Externally, the property enjoys a landscaped rear garden featuring patio and lawned areas, creating an ideal setting for outdoor entertaining, relaxation or family use. A detached garage and a spacious driveway offering triple parking further enhance the practicality of the home, providing ample off-street parking.

The location is another key highlight of this 4 bedroom detached house for sale in Belper. The property is close to local amenities which are easily accessible by car, while also being just a one-minute walk to the nearest bus stop, offering regular services serving Belper, Derby and the wider surrounding area. This makes the home particularly appealing for commuters, families and those seeking strong transport connectivity without sacrificing a quiet residential setting.

This in demand detached house offers an excellent opportunity to acquire a well-proportioned, well-located family home in Belper, combining generous living space, natural light and flexible accommodation throughout. Viewing is highly recommended to fully appreciate everything this property has to offer.

Entrance Hallway

Accessed via a newly installed composite door to the side elevation, this light and airy reception space features wood flooring, a carpeted staircase rising to the first floor landing, and internal doors providing access to the ground floor rooms.

Shower Room

Comprising a wall-mounted wash hand basin and a double shower enclosure with wall-mounted electric shower. Double glazed windows to the front elevation, part-tiled walls, wall-mounted radiator and tiled floor covering.

Guest Cloakroom

Fitted with a wall-mounted wash hand basin and low-level WC. Part-tiled walls, double glazed obscured window, spotlighting and extractor fan.

Spacious Living Room

A generous living space with double glazed windows to the front and side elevations, wall-mounted radiator, wood flooring and TV point. A wall-mounted electric plasma-

style fire provides a contemporary focal point and is operated by remote control.

Conservatory

Constructed on a brick base with UPVC double glazed units and pitched roof. Includes a wall-mounted electric panel heater and French doors providing direct access to the rear garden terrace.

Kitchen/Breakfast Room

Fitted with a range of matching wall and base units with roll-top work surfaces incorporating a one and a half bowl stainless steel sink with mixer tap and tiled splashbacks. There is under-counter space and plumbing for a dishwasher, washing machine and tumble dryer, along with space for a fridge and freezer. Features include a stainless steel gas range with extractor hood, wood flooring, double glazed windows to both front and rear elevations, wall-mounted radiator and a door opening to the rear garden.

First Floor

Landing

Accessed from the entrance hall, with loft access hatch and spotlighting.

Bedroom 1

Double glazed window to the front elevation with window seat, laminate flooring, wall-mounted radiator, spotlighting, decorative coving and fitted wardrobes.

Bedroom 2

Double glazed window to the front elevation, wall-mounted radiator and wood-effect laminate flooring.

Bedroom 3

Double glazed window to the rear elevation, wall-mounted radiator, wood flooring and a useful built-in storage cupboard.

Bedroom 4

Double glazed window to the front elevation, TV point and wood flooring, currently utilised as a home office.

Bathroom

Comprising a modern three-piece suite including low-level WC, bath and vanity unit. Fully tiled walls, wood-effect flooring, extractor fan and double glazed obscured window.

Outside

To the front elevation is a tarmac driveway providing parking for two to three vehicles and access to a detached brick-built garage with up-and-over door, light and power. The rear garden has been landscaped for low maintenance, featuring a paved patio, steps leading to a lawned area, and further steps up to an additional lawn section. The garden is fully enclosed by timber fencing and includes a garden shed.

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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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