



£375,000

Courtney Way, Belper DE56 0EB

Detached House | 4 Bedrooms | 3 Bathrooms

01773 820983

DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LETS

www.derbyshireproperties.com



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

Located within the ever-popular John O' Gaunts estate in Belper, this extended four bedroom detached family home enjoys a convenient position close to well-regarded local schools and amenities.

Main Particulars

Derbyshire Properties are delighted to present this significantly improved and extended four bedroom detached family home, offering modern, versatile living accommodation ideally suited to family life. The accommodation briefly comprises: entrance hall, ground floor shower room, guest cloakroom/WC, spacious lounge/dining room, open-plan living kitchen and conservatory. To the first floor, a landing provides access to four bedrooms and a family bathroom. Externally, the property occupies a corner plot position with low-maintenance gardens, driveway parking and a detached garage. An early internal inspection is highly recommended to fully appreciate the size and quality of accommodation on 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

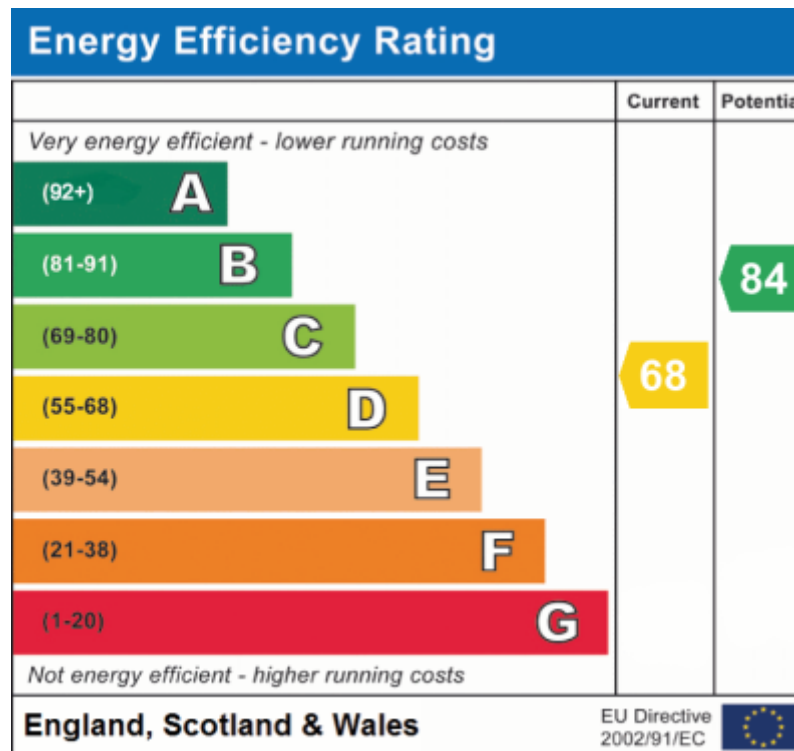
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 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.





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 © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



Telephone: 01773 820983

 **DERBYSHIRE**
PROPERTIES
= RAMP & RENTALS =

www.derbyshireproperties.com