



£475,000

Moorlands Road, Belper DE56 2JB

Detached House | 6 Bedrooms | 4 Bathrooms

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# Step Inside

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## Key Features

- Stunning Executive Detached Home
- 6 Bedrooms, 4 Bathrooms
- Beautiful Open Plan Living Kitchen To Rear (Extension)
- Large Driveway And Integral Garage
- Modern Low Maintenance Garden
- Quality Fixtures & Fittings Throughout
- Cloakroom/WC & Utility Room
- Quiet Residential Location
- Ideal Family Purchase
- Viewing Essential
- Amber Valley Council Tax Band E



## Property Description

Derbyshire Properties are delighted to present this outstanding executive detached residence, set within a quiet and highly sought-after residential location. This exceptional home has been extensively extended, improved and renovated throughout, showcasing a breathtaking open-plan living kitchen extension to the rear and a superb second-floor attic conversion, creating two additional bedrooms and a contemporary bathroom. Internally, the property boasts premium fixtures and fittings, all finished to an impressive standard. The accommodation offers a wealth of spacious, modern living areas, making it the perfect home for a large or extended family seeking both style and versatility. This truly beautiful property must be viewed internally to be fully appreciated, and early viewing is strongly advised to avoid disappointment.

## Main Particulars

Derbyshire Properties are delighted to present this stunning executive detached residence located within a quiet residential area. The property has been lovingly extended, improved and renovated throughout offering a stunning open plan living kitchen extension to the rear and second floor attic conversion creating two further bedrooms and bathroom. Internally the quality of the fixtures and fittings is exceptional and is finished to a very high standard. The property offers a wealth of wealth proportion modern living spaces and would ideally suit a large or extended family. An early internal inspection should be undertaken to avoid disappointment of a truly beautiful property.

### Entrance Hallway

4.18m x 1.97m (13' 9" x 6' 6") With newly installed double glazed window and door leading in from the front elevation, 'Karndean' floor covering, wall mounted radiator, staircase to 1st floor landing and internal oak doors allowing for access into the cloakroom, lounge and stunning open plan living kitchen.

### Cloakroom/Wc

1.62m x 0.87m (5' 4" x 2' 10") With a corner mounted wash hand basin with tile splashback's, WC, ceiling mounted extractor fan and 'Karndean' floor covering.

### Living Room

4.84m x 3.14m (15' 11" x 10' 4") Located to the front of the property and having double glazed window, wall mounted radiator, TV and telephone points and double glazed internal doors allowing for access into the open plan living kitchen.

### Open Plan Living Kitchen

### Kitchen Area

3.42m x 6.03m (11' 3" x 19' 9") Mainly comprising of a range of floor to ceiling modern kitchen cupboards with flat edged work surfaces incorporating sink drainer with mixer taps and feature splashback area. Integrated double fan assisted oven, integrated dishwasher, fridge freezer, floor to ceiling modern radiator, 'Karndean' floor covering. The feature focal point of the area is a large central island with inset induction hob, storage and seating space.

### Living/Dining Area (Extension)

2.54m x 7.53m (8' 4" x 24' 8") This beautiful area comprises of a lounge area with two Velox skylight and spotlighting to ceiling, TV point, 'Karndean' floor covering and feature bifold doors stretching the whole width of the room. This extends into a dining area where a large dining space can be found and has the continuation of the

'Karndean' floor covering, double glazed window to the rear elevation and wall mounted radiator. Internal out door leads through to the utility room.

#### Utility Room

2.25m x 1.62m (7' 5" x 5' 4") Comprising of a range of wall and base matching units with single stainless steel sink drain unit with mixer tap and tiled splashback areas. Cupboard housing the gas combination boiler, undercounter space and plumbing for washing machine and space for dryer, 'Karndean' floor covering and internal door allowing for access into the garage.

#### First Floor

##### Landing

4.64m x 2.00m (15' 3" x 6' 7") Accessed from the main entrance hallway with secondary staircase leading to the second floor landing, wall mounted radiator, double glazed window to the front aspect, spotlighting to ceiling and internal doors accessing bedrooms and bathroom.

##### Bedroom 1

3.26m x 3.19m (10' 8" x 10' 6") With double glazed window to the front elevation enjoying far reaching distance views, wall mounted radiator, TV point, spotlighting and feature modern cladding to walls. Internal door accesses the en-suite.

##### En-Suite

1.62m x 1.66m (5' 4" x 5' 5") This three-piece white suite contains WC, pedestal wash hand basin and corner mounted shower enclosure with sliding doors and mains fed shower attachment over. Fully tiled walls and floor, extractor fan, spotlights to ceiling, wall mounted single radiator and double glazed obscured window.

##### Bedroom 2

3.86m x 3.16m (12' 8" x 10' 4") With double glazed window to the rear elevation overlooking the rear garden, wall mounted radiator and double inbuilt fitted wardrobes providing ample storage and hanging space.

##### Bedroom 3

2.70m x 4.06m (8' 10" x 13' 4") With double glazed window to the rear elevation, wall mounted radiator, modern half wood panelling to walls and double inbuilt fitted wardrobe.

##### Bedroom 4

2.65m x 2.55m (8' 8" x 8' 4") With double glazed window to the front elevation, space for wardrobes and wall mounted radiator.

##### Bathroom

1.95m x 1.78m (6' 5" x 5' 10") This beautifully appointed modern bathroom suite comprises of WC, vanity unit and panelled bath with complimentary shower screen and wall mounted electric shower and attachment over. Full tiling to walls, spotlights to ceiling, extractor fan, wall mounted chrome heated towel rail and double glazed obscured window.

#### Second Floor

#### Landing

0.82m x 1.68m (2' 8" x 5' 6") Accessed from the first floor landing with 'Velux' skylight to the front elevation and internal doors accessing to further bedrooms and bathroom.

#### Bedroom 5

4.15m x 4.03m (13' 7" x 13' 3") With two 'Velux' skylight to the rear elevation, wall mounted radiator, storage cupboards above for storage in the roof eaves, inbuilt bespoke fitted wardrobes providing ample storage and hanging space, spotlighting to ceiling and entertainment recesses.

#### Bedroom 6

2.15m x 2.55m (7' 1" x 8' 4") With 'Velux' skylight and wall mounted radiator.

#### Bathroom

1.96m x 3.54m (6' 5" x 11' 7") With 'Velux' skylight, WC, vanity unit with tiled splashback, shower enclosure with mains fed shower and attachment and wall mounted extractor fan, freestanding modern bathtub with feature taps and shower attachment, wall mounted heated towel rail and ceramic tile floor covering.

#### Outside

The frontage to the property has a large block paved driveway providing parking for 3 to 4 vehicles with landscaped gardens located either side and timber fenced boundaries. This gives access to a integral garage with electric roller door and gated access to the side elevation leads to the rear garden. The rear garden has been landscaped for low maintenance and it makes an ideal entertaining space. Offering a full width patio entertaining terrace with further raised decking area and additional patio area. Timber fenced boundaries enclose on both sides, stocked sleeper borders with inset planting, outside power, water and lighting.

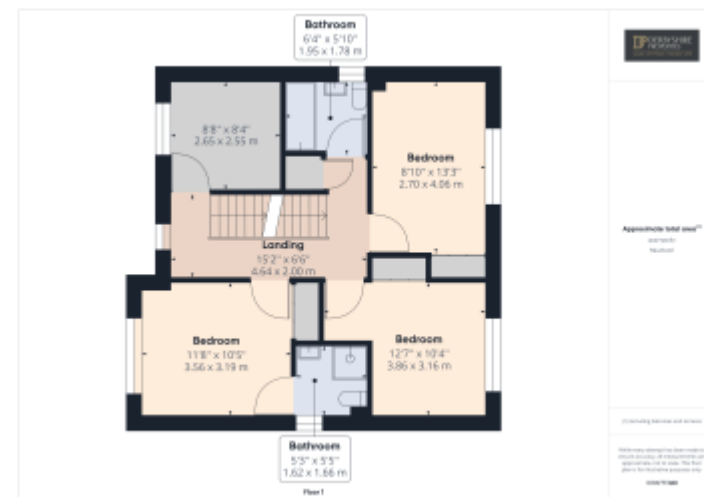
#### Additional information

New boiler installed in October 2022

#### Disclaimer

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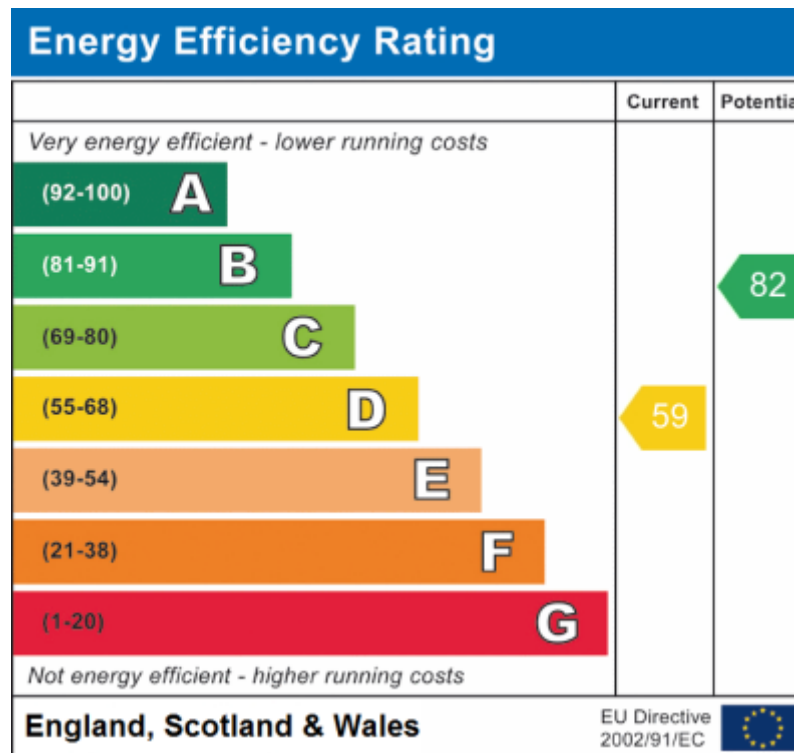




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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