



DP DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LETS

£315,000

Sherbourne Drive, Belper DE56 0FD

Detached House | 3 Bedrooms | 3 Bathrooms

01773 820983

DP DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LETS

www.derbyshireproperties.com



Step Inside

Key Features

- No Upward Chain
- Three bedroom detached house
- En- Suite & Guest WC
- Garage & Driveway Parking
- in need of some modernisation
- Council Tax Band C

Property Description

Located on one of Belper's most sought-after residential estates is this three-bedroom detached family home, offered for sale with no upward chain and requiring a degree of modernisation throughout.

Main Particulars

Derbyshire Properties are delighted to present this three-bedroom detached residence situated within the highly popular Sherborne Drive area. The property represents an excellent opportunity for purchasers looking to personalise a home to their own taste and is ideally suited to first-time buyers or young families seeking a project. The accommodation briefly comprises: entrance hallway, study/snug, living room, conservatory, guest cloakroom/WC, fitted kitchen and integral garage to the ground floor. To the first floor, a landing provides access to three bedrooms, including a principal bedroom with ensuite wet room, and a family bathroom. Externally, the property benefits from a driveway providing off-road parking and access to the integral garage. To the rear is a fully enclosed, low-maintenance garden enjoying elevated countryside views.

Entrance Hall

Entered via a UPVC front door, with wall-mounted radiator, decorative dado rail and carpeted staircase rising to the first floor.

Guest Cloakroom

Fitted with a low-level WC and pedestal wash hand basin with tiled splashback, wall-mounted radiator and double-glazed obscured window.

Snug/Study

With double-glazed window to the front elevation and wall-mounted radiator.

Living Room

Featuring a decorative dado rail, wall-mounted radiator and electric fire set within a decorative surround with marble backdrop and raised hearth. Internal UPVC doors with adjoining side panel lead into the conservatory.

Conservatory

A useful addition to the rear of the property, benefiting from a warm roof providing excellent insulation. Featuring solid wood flooring, UPVC windows and double doors opening onto the rear garden.

Kitchen

Fitted with a range of wall and base units with roll-top work surfaces incorporating a stainless-steel sink and drainer with mixer tap and tiled splashbacks. Integrated electric oven, gas hob with pull-out extractor canopy over, and under-counter space and plumbing for both washing machine and dishwasher. Tiled flooring, breakfast bar, and double-glazed window and door to the rear elevation with external glass canopy.

First Floor

Landing

With wall-mounted radiator, double-glazed obscured window to the side elevation and ceiling-mounted loft access.

Bedroom 1

A double bedroom with three double-glazed windows to the front elevation overlooking the green, wall-mounted radiator, TV point and fitted wardrobes.

En-Suite Wet Room

Comprising low-level WC, pedestal wash hand basin and wet room-style shower with mains-fed shower and glass screen. Fully tiled walls and floor, wall-mounted heated towel rail, shaver point and double-glazed obscured window.

Bedroom 2

Double-glazed window to the rear elevation enjoying elevated countryside views, wall-mounted radiator and fitted double wardrobe.

Bedroom 3

Double-glazed window to the rear elevation, wall-mounted radiator and TV aerial point.

Bathroom

Comprising low-level WC, pedestal wash hand basin and panelled bath with shower attachment over. Part-tiled walls, heated towel rail, double-glazed obscured window and vinyl floor covering.

Outside

To the front elevation is a tarmac driveway providing parking for two vehicles, leading to the integral garage with up-and-over door, power and lighting. Adjacent lawned areas and well-stocked flowerbeds with mature planting enhance the frontage.

A side access pathway leads to the rear garden, which is fully enclosed and designed for low maintenance, featuring an Astroturf lawn, gravelled pathways, planted borders, hedgerow boundaries and timber fencing. A glass canopy creates an attractive focal point, ideal for outdoor entertaining.

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.

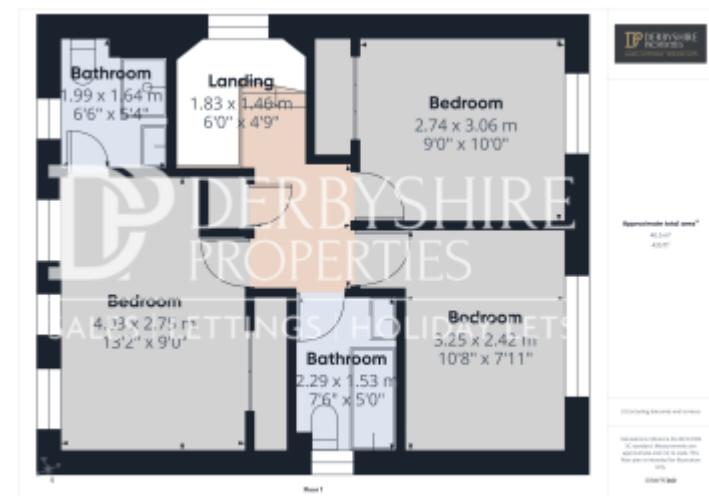
3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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

DP DERBYSHIRE
PROPERTIES
= SALE & LETTINGS =

www.derbyshireproperties.com