



£340,000

Wesley Road, BELPER DE56 2GT

Detached House | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Detached Chalet Style Property
- Superb Views Across The Derwent Valley
- 2/3 Bedrooms (All Double)
- 2/3 Reception Rooms
- Beautiful Landscaped Gardens
- Elevated Position With Beautiful Views
- Extended Farm House Kitchen
- View Essential
- Council Tax Band C

## Property Description

Located on the enviable Newbridge Road, known for its breathtaking views. This three bedroom bungalow is one that definitely impresses with its farmhouse style kitchen and living accommodation that takes advantage of those incredible views!

## Main Particulars

Derbyshire Properties are delighted to present for sale this spacious chalet-style detached home, set within an enviable countryside location. The property has been thoughtfully arranged to take full advantage of its elevated outlook and briefly comprises: a superb farmhouse-style kitchen, ground floor double bedroom with open ensuite facility, guest cloakroom, and two impressive reception rooms—both featuring bay windows that frame stunning valley views. To the first floor, a light and airy gallery landing with a striking pitched-roof ceiling provides access to two further double bedrooms, with the rear bedroom enjoying direct access to the landscaped rear garden via French doors. Externally, the property benefits from a well-maintained front garden enclosed by attractive dry-stone walling, while the professionally landscaped rear garden has been designed over several levels, offering multiple seating areas and uninterrupted countryside views.

### Extended Farmhouse Kitchen

Located to the rear and benefiting from a superb extension, this characterful farmhouse kitchen is fitted with a range of wall and base units with granite work surfaces, incorporating a Belfast sink with mixer tap. There is under-counter space and plumbing for a washing machine, space for a fridge/freezer, and a wooden floor covering. Natural light floods the room via a double-glazed door with adjoining obscured side panel, additional window, and bespoke skylight. The focal point is an exposed brick chimney breast housing an inset Rayburn, set on a raised tiled hearth.

### Inner Hallway

Centrally positioned and linking all ground-floor rooms, with a carpeted staircase rising to the first floor and a useful coat-storage alcove.

### Guest Cloakroom

A spacious cloakroom comprising a WC and pedestal wash-hand basin, with wood-panelled walls, tiled flooring, wall-mounted chrome heated towel rail, and a double-glazed obscured window.

### Ground Floor Bedroom/ Reception Room 3

Currently used as a double bedroom, with a double-glazed window to the rear elevation and wall-mounted radiator.

### En-Suite

With double-glazed window to the side elevation, vinyl flooring, and a modern shower enclosure with mains-fed shower and attachment.

### Living Room

A beautifully presented reception room featuring decorative coving and picture rails, wall-mounted radiator, TV point, and a large double-glazed bay window offering superb elevated views across the Derwent Valley. The focal point is an exposed brick chimney breast with inset cast-iron log burner set on a raised stone hearth.

### Dining Room

With parquet wooden flooring, wall-mounted radiator, decorative coving, and bespoke bookcase set within the chimney recess. Mirroring the living room, this space also

benefits from a large bay window and a feature gas fire with decorative surround and raised slate hearth.

#### First Floor

##### Landing

A spacious and light landing with feature pitched-roof ceiling, useful eaves storage, wall-mounted radiator, and large Velux skylight. This versatile area could easily be used as a study or reading space.

##### Bedroom 1

Featuring a pitched-roof ceiling, double-glazed window to the front elevation with elevated countryside views, TV point, radiator, fitted wardrobes, and additional storage within the eaves.

##### Bedroom 2

With double-glazed French doors opening directly onto the rear garden, large skylights to both side elevations, exposed ceiling beams, and stripped wooden floorboards.

##### Outside

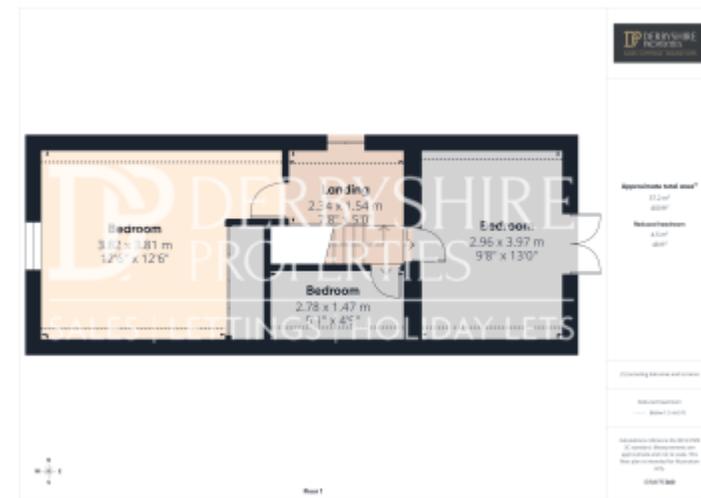
To the front elevation is a neatly maintained garden with established planting, enclosed by attractive dry-stone walling. A secure side access gate leads to the rear of the property, where a small courtyard garden with covered storage provides access via steps to the first garden terrace.

The rear garden has been professionally landscaped over a number of years to create a series of usable terraces. The main paved terrace is ideal for outdoor dining and enjoys spectacular panoramic views across the Derwent Valley. Further features include a lawned area, stocked borders, and an abundance of mature planting, flower beds, and herbaceous borders—each level benefiting from outstanding countryside vistas.

##### 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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