



**DP** DERBYSHIRE  
PROPERTIES  
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£425,000

Beeley Close, Belper DE56 1TY

Detached House | 4 Bedrooms | 3 Bathrooms

01773 820983

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# Step Inside

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## Key Features

- Superb Executive Detached Family Home
- 4 Bedrooms & 3 Bathrooms
- Stunning Open Plan Living Kitchen
- Snug/Utility/Guest Cloakroom
- Professionally Landscaped Gardens
- Driveway & Garage
- Quiet Cul De Sac Location
- Ideal Family Purchase
- Council Tax Band D

## Property Description

An opportunity to acquire this exceptional four bedroom detached family home, located within the highly sought-after Alton Manor development in Belper.

## Main Particulars

Derbyshire Properties are delighted to offer for sale this exceptional four-bedroom executive detached residence, occupying a quiet and desirable cul-de-sac position.

The property has been comprehensively renovated throughout and now boasts high-quality fixtures and fittings, complemented by contemporary kitchen and bathroom suites.

Accommodation is entered via an impressive open-plan reception hall, which flows seamlessly into a stunning open-plan living kitchen—perfectly designed for modern family living and entertaining. Further ground floor accommodation includes a snug/playroom, guest cloakroom, and a practical utility room. To the first floor is a superb master bedroom suite with ensuite shower room, along with three further well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from driveway parking and an integral garage to the front elevation. To the rear is a professionally landscaped, low-maintenance garden, ideal for family life and outdoor entertaining.

### Open Reception Hall

Entered via a composite front door with adjoining obscured side panel into a bright and welcoming reception space. Beautiful LVT flooring runs throughout the ground floor, complemented by a carpeted staircase to the first floor. Useful floor-to-ceiling storage cupboards provide ideal coat and boot storage.

### Guest Cloakroom

Comprising a low-level WC and slimline vanity unit with inset wash hand basin and storage beneath. LVT flooring, wall-mounted radiator and double glazed obscured window to the side elevation.

### Snug/Study

With double glazed window to the front elevation, wall-mounted radiator and LVT flooring. A versatile room ideal as a playroom, study or second reception space.

### Superb Open Plan Living Kitchen

Located to the rear of the property is this beautifully designed open-plan kitchen, dining and living space.

The kitchen is fitted with a comprehensive range of wall and base units with feature work surfaces incorporating a moulded one-and-a-half bowl sink with mixer tap and complementary splashbacks. Integrated Neff appliances include an electric oven, five-ring gas hob with mirrored splashback and contemporary extractor canopy, along with an integrated dishwasher, fridge and freezer. LVT flooring, spotlights to the ceiling, modern vertical radiator, and double glazed window and door to the rear elevation.

The dining area provides ample space for family dining, while the living area continues the LVT flooring and features double glazed French doors with adjoining side windows opening onto the rear garden, TV point and ceiling spotlights.

## First Floor

### Landing

Accessed from the reception hall, with wall-mounted radiator, double glazed window to the side elevation and ceiling-mounted loft access point.

### Bedroom 1

Featuring three double glazed windows with bespoke fitted shutters to the front elevation, wall-mounted radiator and fitted wardrobes providing useful storage and hanging space.

### En-Suite

A fully remodelled modern shower room comprising a low-level WC, wall-mounted wash hand basin and large walk-in shower enclosure with mains-fed shower and glass screen. Finished with porcelain tiled walls and floor, double glazed obscured window, spotlights, extractor fan and wall-mounted chrome heated towel rail.

### Bedroom 2

With double glazed window to the rear elevation, wall-mounted radiator, TV point and fitted double wardrobe.

### Bedroom 3

With double glazed window to the rear elevation, wall-mounted radiator and space for bedroom furniture.

### Bedroom 4

With double glazed window to the rear elevation, wall-mounted radiator and a useful storage cupboard providing hanging and storage space.

### Bathroom

Comprising a modern three-piece suite including low-level WC, large vanity unit and space-saving bath with shower attachment and complementary glass screen.

Subway tiling to the walls, vinyl flooring, chrome heated towel rail, extractor fan and spotlights to the ceiling.

### Outside

To the front elevation is a double-width tarmac driveway providing parking for two vehicles, positioned in front of the integral garage which features an electric roller door. To the side is a useful area of hardstanding, ideal for caravan or boat storage. A paved pathway leads to the side elevation and into the rear garden.

The professionally landscaped rear garden features a full-width porcelain patio terrace, perfect for outdoor entertaining. Beyond is a generous area of AstroTurf lawn with raised, stocked borders finished with sleeper edging, all enclosed by timber fence boundaries.

### 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.

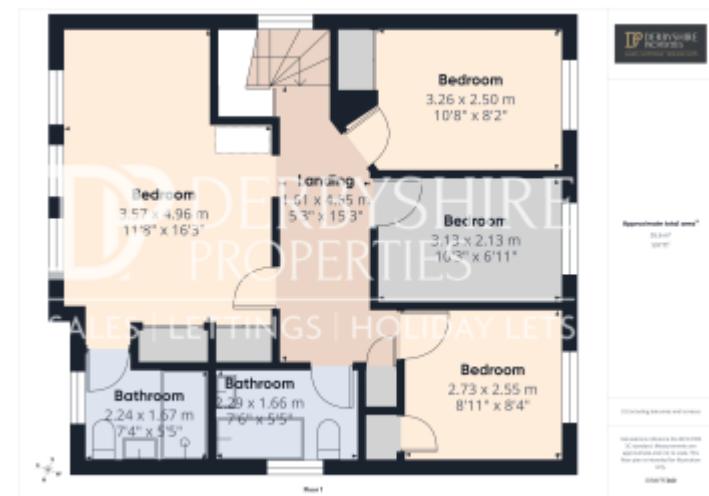
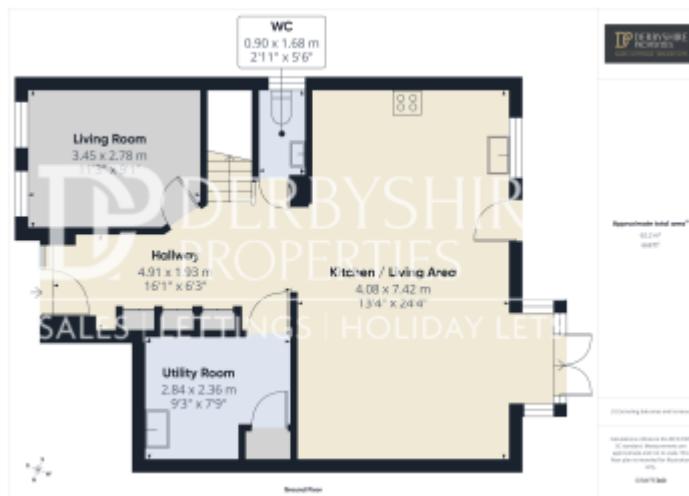
4: Potential buyers are advised to recheck the measurements before committing to any expense.

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.

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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> | 77                         | 82  |
| (55-68)  | <b>D</b> |                            |   |
| (39-54)  | <b>E</b> |                            |   |
| (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<br>2002/91/EC |  |

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= RAPIDLY LETTING =

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