



£875,000

, Belper DE56 2DE

Detached House | 5 Bedrooms | 3 Bathrooms

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Step Inside

Key Features

- Exceptional Executive Detached Family Home
- 5 Bedrooms & 4 Bathrooms
- High Specification And Finish Throughout
- Stunning Open Plan Living, Dining Entertainment Area
- Beautifully Appointed Bathrooms
- Convenient Utility/Boot Room
- Large Driveway & Double Garage With Electric Gates
- Ideal Family Purchase
- Highly Regarded Village Location
- Council Tax Band G
- Under Floor Heating Throughout

Property Description

A truly unique opportunity to acquire this exceptional executive detached family residence, positioned within the highly regarded village of Blackbrook, close to Belper.

Main Particulars

Derbyshire Properties are delighted to introduce to the market this stunning, individually designed self-build home, completed approximately three years ago and finished to an exceptional standard throughout. Occupying a generous non-estate plot, the property offers impressive open-plan living, high-quality fixtures and fittings, including underfloor heating in every room. This property has contemporary design, perfectly suited to modern family life. The accommodation briefly comprises an impressive open-plan reception hall, utility/boot room, living room with bespoke media unit, guest cloakroom, and a spectacular open-plan living kitchen, complemented by a snug/playroom with bi-fold doors. To the first floor, a galleried landing provides access to five bedrooms, including a luxurious principal suite with hidden dressing area and a beautifully appointed en-suite shower room. A further guest bedroom benefits from its own en-suite, with the remaining bedrooms served by a high-specification family bathroom featuring a freestanding oval bath. Externally, the property occupies a substantial corner plot, enjoying landscaped gardens, countryside views, and extensive off-road parking. An internal inspection is essential to fully appreciate the quality, space, and setting of this outstanding home.

Open Plan Reception Hall

Entered via a composite door with adjoining feature glazing, this light and airy space features engineered oak flooring with underfloor heating, staircase to the first floor with glass balustrade, useful under-stairs storage, and internal access to the integral garage. Spotlights to the ceiling and access to all ground floor rooms.

Guest Cloakroom

WC and contemporary vanity unit, continuation of engineered oak flooring, obscure double-glazed window, spotlights and extractor fan.

Utility/Boot Room

Beautifully appointed with a range of wall and base units, Belfast sink, seating and storage space, further wall cupboards, engineered oak flooring, spotlights and extractor fan, with a composite door to the rear elevation.

Living Room

Beautifully appointed with a range of wall and base units, Belfast sink, seating and storage space, further wall cupboards, engineered oak flooring, spotlights and extractor fan, with a composite door to the rear elevation.

Exceptional Open-Plan Living Kitchen

A stunning family and entertaining space finished to an exceptional standard. The kitchen comprises a range of wall and base units with marble work surfaces, incorporating high-specification appliances including two double ovens, induction hob, integrated extractor, dishwasher, fridge/freezer and wine cooler.

A striking marble island forms the centrepiece of the room with feature pendant lighting above. Further benefits include a Belfast sink with mixer tap, engineered oak flooring with underfloor heating, spotlights throughout, side elevation windows and a floor-to-ceiling picture window within the dining area.

Snug/Playroom/Garden

This multi Functional space benefits from two sets of bi-fold doors opening to the front and side elevations, engineered oak flooring with underfloor heating, spotlights

to the ceiling and wall-mounted TV point.

First Floor

Galleried Landing

Accessed via a feature staircase with glass balustrade, spotlighting and Velux skylight.

Master Suite

A beautifully styled and spacious bedroom with windows to both front and rear elevations, ceiling spotlights and a feature panelled wall with integrated lighting. A hidden dressing area provides fitted wardrobes and dressing table.

En-Suite

WC, vanity unit with circular sink and gold fittings, large walk-in shower with rainfall head and glass screen, heated towel rail, fully tiled walls and floor.

Bedroom 2

Double-glazed window to the side elevation, fitted wardrobes, spotlights and underfloor heating.

En-Suite

WC, slimline vanity unit, walk-in shower with rainfall head, fully tiled walls and floor, shaver point, spotlights and extractor fan.

Bedroom 3

Double-glazed window, loft access, TV point, spotlights and underfloor heating.

Bedroom 4

Double-glazed window, TV point, spotlights and underfloor heating.

Bedroom 5

Double-glazed window, spotlights and underfloor heating.

Stunning Family Bathroom

A superbly appointed bathroom comprising WC, vanity unit with circular basin and waterfall tap, large walk-in shower with ceiling-mounted rainfall head, and a freestanding oval bath with floor-mounted taps. Fully tiled walls and floor, heated towel rail, spotlights and extractor fan.

Outside

The property is accessed via electrically operated gates with video intercom, opening onto a substantial gravel driveway providing parking for around 10 vehicles and leading to the integral garage with electric door, light and power.

The landscaped gardens are predominantly located to the front and side elevations, featuring manicured lawns, lavender borders, hedgerow and wall boundaries, and outstanding countryside views. A large porcelain-tiled entertaining terrace sits adjacent to the garden room, ideal for outdoor dining. Further features include external lighting, EV charging point and outside tap.

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+) A		92
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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