



£375,000

John O'gaunts Way, Belper DE56 0DF

Detached House | 4 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- Detached Family Home
- 4 Bedrooms
- Side Extension (Kitchen/Diner)
- Driveway & Integral Garage
- Corner Plot Position
- Ideal Family Purchase
- En-Suite & Bathroom
- Viewing Advised

## Property Description

New to the market is this superb four-bedroom detached family home, located on the highly sought-after John O'Gaunts estate in Belper.

## Main Particulars

Derbyshire Properties are delighted to present this spacious and beautifully presented four-bedroom detached family home, occupying a generous corner plot position within this popular residential development. The accommodation briefly comprises an inviting entrance hall, guest cloakroom/WC, separate dining room, spacious living room, and an impressive extended kitchen/dining room. To the first floor, the landing provides access to four well-proportioned bedrooms, a modern family bathroom, and an updated en-suite shower room serving the principal bedroom. Externally, the property benefits from a block-paved frontage providing off-road parking for two to three vehicles, leading to an integral garage. The larger-than-average enclosed rear garden is ideal for families, featuring a substantial patio area, raised lawn, and well-stocked borders enclosed by walling and timber fencing. We believe this property will strongly appeal to families, and an early internal inspection is highly recommended.

### Entrance Hall

Entered via the front elevation into a light and welcoming reception hall with wood effect flooring, wall-mounted radiator, ceiling spotlights, and a carpeted staircase rising to the first-floor landing.

### Guest Cloakroom

Fitted with a low-level WC, pedestal wash hand basin with tiled splashback, wall-mounted radiator, and wood effect flooring.

### Dining Room

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

### Spacious Lounge

A generously sized reception room providing ample space for family living, with a large double-glazed window to the rear elevation and an additional window with door giving direct access onto the rear patio. Decorative coving and ceiling spotlights enhance the space, along with wall-mounted radiators and TV point. The focal point of the room is a modern electric fire with decorative surround and raised hearth.

### Inner Hall/Storage Area

Situated between the living room and kitchen, offering two useful storage alcoves ideal for fridge/freezers, with spotlighting.

### Kitchen/Diner (Side Extension)

Comprising a range of matching base units with roll-top work surfaces incorporating a double sink and drainer unit with mixer tap and tiled splashback. Integrated appliances include a double Neff oven, Neff microwave, integrated dishwasher, and a five-ring Neff gas hob with extractor canopy over. Additional features include under-cupboard lighting, wood effect flooring, double-glazed window to the front elevation, and French doors opening onto the rear patio—creating an excellent space for both everyday family life and entertaining.

### First Floor

## Landing

Accessed via the main staircase with internal doors leading to all four bedrooms and the family bathroom. Features include a wall-mounted radiator with bespoke decorative cover and shelving above, decorative coving, and loft access point.

## Bedroom 1 (Principal Suite)

With two double-glazed windows to the front elevation, wall-mounted radiator, decorative coving, and modern fitted wardrobes with sliding doors.

## En-Suite

Remodelled and updated, comprising a low-level WC, vanity unit with wash basin, and shower enclosure with mains-fed shower and attachment. Fully tiled walls and flooring, double-glazed obscured window, and chrome heated towel rail.

## Bedroom 2

Double-glazed window to the rear elevation and wall-mounted radiator.

## Bedroom 3

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

## Bedroom 4

Currently utilised as a home office, with two double-glazed windows to the front elevation and wall-mounted radiator.

## Bathroom

Fitted with a modern three-piece white suite comprising low-level WC, pedestal wash hand basin, and panelled bath with wall-mounted electric shower over. Wood effect flooring, part-tiled walls, ceiling-mounted extractor fan, double-glazed obscured window, and chrome heated towel rail.

## Outside

To the front elevation is a block-paved, low-maintenance driveway providing off-road parking for two to three vehicles and leading to the integral garage, which benefits from an up-and-over door, light, and power.

The generous rear garden offers excellent space for family enjoyment, with a large paved patio, raised lawn, established flower beds and borders, all enclosed by timber fencing and walling. Additional features include an outside tap, security lighting, and side access pathway.

## 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.
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- 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>	71	76
(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 2002/91/EC	

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