



£775,000

Plains Lane, Belper DE56 2DD

Detached Bungalow | 6 Bedrooms | 4 Bathrooms

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# Step Inside

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## Key Features

- Unique Detached Property With Attached Annex
- Rare Opportunity in a Sought-After Location
- Multi Generational Living Options
- 6 Bedrooms In Total
- Extensive Block Paved Driveway
- Integral Garage –
- Flexible Guest or Holiday Let Potential
- Superb Countryside Views
- Highly Regarded Location
- Viewing Absolutely Essential!

## Property Description

Located in the highly desirable area of Plains Lane in Blackbrook, this unique and exceptionally spacious detached residence offers a seamless blend between a substantial main home and a generous self-contained annex — ideal for multi-generational living, guest accommodation or holiday letting.

## Main Particulars

Derbyshire Properties are delighted to present this versatile and rarely available home to the market. Properties in this sought-after location seldom become available, making this a truly special opportunity. Blackbrook sits approximately two miles from Belper and four miles from Duffield, both offering an excellent range of amenities, schooling and transport links. Internal inspection is absolutely essential to appreciate the scale, flexibility and setting of the accommodation on offer.

### Reception Hall

Accessed via an external storm porch and double glazed French doors, this light and airy space creates an inviting first impression. Features include wood flooring, decorative coving, a large picture window to the side elevation and wall mounted electric panel heater. Internal double doors lead through to the main living areas.

### Dining Area

Elevated from the lounge area, this spacious dining space benefits from solid wood flooring, decorative coving, wall mounted radiators and ceiling spotlighting. Internal doors lead to the inner hallway, with steps down to the lounge.

### Lounge

A well-proportioned and comfortable living space with a double glazed bay window to the front and an additional window to the side elevation. Decorative coving, radiator and TV point are complemented by a charming focal point — a gas fire in the style of a log burner set against an exposed brick backdrop with attractive surround.

### Inner Hallway

Centrally positioned with continuation of the solid flooring, decorative coving, radiator and ceiling spotlighting.

### Family Bathroom

Beautifully appointed and comprising an enclosed WC, wall mounted wash hand basin with storage beneath, bath and a wet room style shower with mains-fed attachment and glass screen. Fully tiled walls, chrome heated towel rail, spotlights, extractor fan and obscured double glazed window to the rear elevation complete the space.

### Bedroom One

With double glazed bay window to the front elevation, radiator, decorative coving and fitted wardrobes with sliding mirrored doors.

#### En-Suite

Modern three-piece suite comprising WC, pedestal wash hand basin and shower enclosure with wall mounted electric shower. Fully tiled walls and floor, radiator and obscured double glazed window.

#### Bedroom Two

Double glazed window to the rear enjoying superb countryside views, radiator, decorative coving and fitted wardrobes with sliding mirrored frontage.

#### Bedroom Three

Double glazed window to the rear elevation, radiator and fitted wardrobes.

#### Kitchen/Diner

A superbly appointed and well-equipped kitchen featuring a range of modern wall and base units with feature work surfaces incorporating a one-and-a-half bowl sink with mixer tap and complementary splashbacks. Integrated appliances include induction hob with pull-out extractor, dishwasher, fridge, freezer and double oven. Additional features include tiled flooring, radiator, ceiling spotlights, TV point, double glazed windows to the rear, access to the integral garage and internal door leading to the annex rear hallway.

#### Self-Contained Annex

The annex offers impressive, independent accommodation while still remaining connected to the main residence if required.

#### Rear Hallway

Entered via a UPVC door with side panel window into a spacious reception area with tiled flooring, radiator and staircase rising to the first-floor landing. Internal door links to the main residence.

#### Kitchen

Fitted with matching wall and base units and roll-top work surfaces incorporating a stainless steel sink with mixer tap. Integrated oven, gas hob with extractor, plumbing for washing machine and dryer, space for fridge/freezer, breakfast bar, tiled flooring, radiator and window to the rear. Useful under-stairs storage cupboard.

#### Living Room

With double glazed window to the front elevation, wood flooring, radiator and TV point. A gas living flame effect fire with modern surround provides an attractive focal point.

#### Annex Front Entrance

Separate double glazed door from the front elevation leading into a hallway with wood flooring and internal access to the annex living room.

#### Ground Floor Bedroom

Double glazed window to the front, wood flooring, radiator, decorative coving and fitted wardrobes.

#### En-Suite Shower Room

Comprising WC, pedestal wash hand basin, bidet and shower enclosure with mains-fed shower. Fully tiled walls and floor, chrome heated towel rail, extractor fan and obscured window.

#### First Floor Landing (Annex)

Accessed via the rear hallway staircase and providing access to two further bedrooms.

#### Annex Bedroom One

Double glazed window to the front, two Velux windows to the side, fitted eaves storage cupboard, wood flooring and radiator

#### Annex Bedroom Two

Continuation of wood flooring, eaves storage wardrobes, storage alcove, radiator, Velux window to the side, gas fire and double glazed doors with Juliet balcony to the rear — enjoying elevated views across open countryside.

#### Outside

The property is approached via a substantial block paved driveway providing off-road parking for up to ten vehicles. The driveway separates two well-maintained lawned areas with stocked flowerbeds, borders and mature planting.

An integral garage with light, power and up-and-over door is located to the front, along with gated access to a private courtyard garden serving the annex — ideal for outdoor seating.

The rear garden offers two shaped lawn areas with block paved pathways and patio seating areas, well-stocked borders, greenhouse, timber fencing and outside lighting. The property enjoys truly superb open countryside views to the rear, enhancing its private and semi-rural feel.

#### Agents notes

This exceptional and highly versatile home offers space, flexibility and a rarely available location — making it ideal for growing families, multi-generational households or those seeking income potential. Viewing is highly recommended to fully appreciate the scale and setting on offer.

#### 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.





## 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                         | 80  |
| (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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