



£600,000

Crich Lane, Belper DE56 1EP

Detached House | 4 Bedrooms | 3 Bathrooms

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Key Features

- Brand New Development
- Quality Fixtures & Fittings Throughout
- Contemporary Bathrooms
- Stunning Open Plan Living/Kitchen/Dining Room
- Highly Regarded Area
- 10 Years New Build Warranty
- View Absolutely Essential!

Property Description

An opportunity to acquire this beautifully presented architect-designed new build property, located in the highly regarded Crich Lane area of Belper.

Main Particulars

Derbyshire Properties are delighted to offer for sale this stunning four-bedroom detached family home, offering sleek and contemporary accommodation arranged over three impressive floors. Thoughtfully designed and finished to a high specification throughout, the property will ideally suit families or extended families seeking modern living within close proximity to Belper town centre.

The accommodation briefly comprises: entrance hall, guest cloakroom, living room and a superb open-plan living kitchen to the ground floor. The first floor provides three well-proportioned bedrooms and two bathrooms. The second floor features a substantial double bedroom spanning the full width of the property, lending itself perfectly to a luxurious principal suite or guest bedroom with en-suite facilities.

Entrance Hall

Entered via a composite door to the front elevation, featuring spotlighting to the ceiling, wall-mounted thermostat control, Amtico flooring and two double glazed windows. A centrally positioned bespoke oak staircase with glass panel inserts creates an impressive focal point, with useful under-stairs storage cupboard beneath.

Living Room

A well-proportioned reception room with double glazed window to the front elevation, underfloor heating and TV point.

Guest Cloakroom

Appointed with a low-level WC and vanity unit with tiled splashback. Continuation of Amtico flooring, ceiling-mounted extractor fan and quality fittings throughout.

Superb Open-Plan Living Kitchen

Kitchen Area

Featuring continuation of the Amtico flooring with underfloor heating, this beautifully appointed kitchen comprises a range of matching wall and base units with quartz work surfaces. Integrated appliances include oven, microwave, induction hob with concealed extractor canopy, and fridge/freezer. Under-cupboard lighting and ceiling spotlights enhance the contemporary feel.

A contrasting central island with moulded quartz work surface incorporates a one-and-a-half bowl sink with mixer tap and provides informal seating space.

Dining / Living Area

With continued flooring from the kitchen, double glazed window to the rear and bi-fold doors to the side elevation opening onto the rear terrace, creating excellent indoor-outdoor flow. An internal door provides access to:

Utility Room

Conveniently positioned to the rear of the garage with direct access from the kitchen/dining area and internal access into the integral garage. Fitted with wall and base

units, work surface incorporating stainless steel sink, space for washing machine and tumble dryer, full-height ladder cupboard, spotlighting and composite rear door. Underfloor heating continues.

First Floor

Accessed via the bespoke staircase with glass panel inserts to a light and spacious landing with wall-mounted radiator and staircase rising to the second floor.

Bedroom One

With double glazed French doors opening to a Juliet balcony overlooking the rear elevation, wall-mounted radiator and walk-in wardrobe with radiator and spotlighting.

En-Suite

Comprising WC, wall-mounted wash hand basin and large shower enclosure with mains-fed shower and glass screen. Part tiled walls, tiled flooring with underfloor heating, radiator and obscure double glazed window.

Bedroom Three

Feature floor-to-ceiling window to the front elevation, wall-mounted radiator and useful storage recess.

Bedroom Four/Study

Double glazed window to the front elevation, wall-mounted radiator and storage recess.

Family Bathroom

Beautifully appointed modern suite comprising large wall-mounted vanity unit with inset sink, WC and bath. Fully tiled walls, tiled floor with underfloor heating, radiator, ceiling spotlights, extractor fan and obscure double glazed window.

Second Floor

With window to the side elevation and internal door leading to:

Bedroom Two (Potential Master Suite)

A superb characterful room spanning the full footprint of the property, featuring two front-facing windows, Velux skylight, spotlights, loft access and wall-mounted radiator.

En -Suite

Comprising WC, large wall-mounted vanity unit with inset sink and spacious shower enclosure with mains shower and glass screen. Part tiled walls, tiled floor, radiator, spotlighting and extractor fan.

Outside

The property is approached via a shared private driveway serving two properties, leading to a low-maintenance block paved frontage providing parking for numerous vehicles. The plot is enclosed by timber fencing.

To the side elevation is an attached brick-built garage with electric roller door and internal access into the utility room.

The rear garden features a full-width porcelain entertaining terrace with raised lawn beyond, all enclosed by timber fence boundaries and enjoying open countryside

views.

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.




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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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