



£650,000

Over Lane, Belper DE56 2LB

Detached Bungalow | 4 Bedrooms | 2 Bathrooms

01773 820983

DERBYSHIRE
PROPERTIES
SALES & LETTINGS

www.derbyshireproperties.com



Step Inside

Key Features

- Extended Detached Bungalow
- Ecclesbourne School Catchment
- 4 Bedrooms & 2 Bathrooms
- Superb Open Plan Dining Kitchen & Living Area
- Elevated Location With Beautiful Views
- Landscaped Gardens
- Driveway For 4 Cars & Double Detached Garage
- Semi Rural Location
- Useful Road Links

Property Description

This stunning extended detached bungalow in Shottle Gate offers a perfect blend of spacious living and serene semi-rural charm. Boasting four generously sized bedrooms and located within the Ecclesbourne school catchment.

Main Particulars

Derbyshire Properties are delighted to present for sale this impressive four-bedroom detached bungalow situated in a sought-after village setting. The property enjoys an elevated position with far-reaching countryside views and offers spacious, well-planned accommodation throughout. The bungalow is conveniently located within easy reach of the nearby towns of Belper and Ashbourne, with Duffield also close by. The current vendors have informed us that the property falls within the catchment area for Ecclesbourne School, making it particularly appealing to family buyers. The accommodation briefly comprises: entrance porch, central entrance hall, spacious living room, superb open-plan living kitchen, four bedrooms, en-suite shower room and a family bathroom. Externally, the property sits centrally within a low-maintenance plot and benefits from a four-car driveway and a detached double garage.

Entrance Porch (Extension)

Accessed via a composite door from the side elevation. Double glazed window to the front elevation enjoying countryside views, LVT floor covering, wall mounted radiator and useful coat and boot storage alcove.

Entrance Hall

Located centrally within the property and providing access to most rooms. Useful double linen storage cupboard.

Living Room

A spacious reception room with a large double glazed window to the front elevation framing views of the surrounding countryside. Additional double glazed window to the side elevation, wall mounted radiator, wood floor covering and TV point.

Bedroom 4 (Extension)

Two double glazed windows to the side elevation, wall mounted radiator and double glazed French doors to the front elevation providing access to a garden terrace.

Bedroom 3

Double glazed window to the front elevation, wall mounted radiator and TV point.

Bedroom 2

Double glazed window to the side elevation, wall mounted radiator, TV point and space for bedroom furniture.

Bedroom 1 (Master Suite)

Located to the rear of the property with double glazed window overlooking the rear garden, wall mounted radiator and space for bedroom furniture.

En-Suite

Comprising low-level WC with integrated wash hand basin, large shower enclosure with wall mounted electric shower, ceiling extractor fan, fully tiled walls and double

glazed obscured window.

Family Bathroom

A spacious bathroom incorporating a four-piece suite including WC, vanity unit with wash hand basin, large bath and separate shower enclosure with mains-fed shower. Part-tiled walls, tiled floor covering, double glazed obscured window to the side elevation and chrome heated towel rail.

Superb Open Plan Living/Kitchen/Diner

Kitchen Area

Fitted with a range of wall and base units with granite work surfaces incorporating a moulded one-and-a-half bowl sink and drainer with tiled splashback. Integrated appliances include two double ovens, microwave oven, five-ring gas hob with stainless steel extractor canopy over and dishwasher. There is also under-counter space and plumbing for a washing machine and tumble dryer. Additional features include spotlights to ceiling, tiled floor covering and wall mounted radiator.

A central island provides additional storage, granite work surface and breakfast seating, forming a natural focal point between the kitchen and living/dining areas.

Living / Dining Area

Continuing tiled flooring from the kitchen, wall mounted radiator, Velux skylights, ceiling spotlights, TV point, double glazed window to the side elevation and double glazed French doors with adjoining windows opening to the rear garden.

Outside

The property occupies an elevated position enjoying superb countryside views and convenient road links.

To the front is a landscaped garden with lawned areas, low-maintenance gravel frontage and a raised patio terrace.

To the side elevation is a four-car driveway leading to a detached double garage with up-and-over door, light and power.

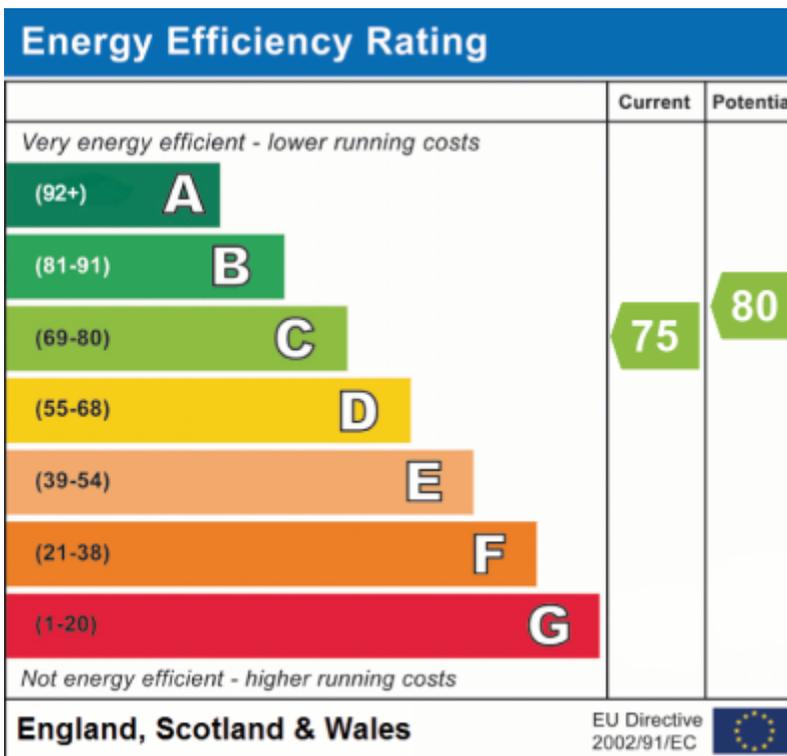
Paved pathways provide access around the property to the rear garden, which is mainly laid to lawn and enclosed by timber fencing. A large timber decking terrace with feature pergola enjoys beautiful countryside views and provides an excellent space for outdoor seating and entertaining.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



Telephone: 01773 820983



www.derbyshireproperties.com