



£385,000

Bridge View, Belper DE56 0RG

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Superbly presented and extended three-bedroom semi-detached home
- Elevated position with stunning far-reaching countryside views
- Quiet cul-de-sac location offering privacy and tranquillity
- Spacious living room with character features
- Useful utility room and ground floor shower room
- Versatile sunroom overlooking the garden
- Generous double-plot rear garden, landscaped to a high standard
- Summer house currently used as a home gym/yoga studio
- Driveway providing off-road parking for two vehicles
- Ideal family home in a sought-after semi-rural setting

## Property Description

An opportunity to acquire this superbly presented and extended three-bedroom semi-detached property, located in an enviable position enjoying stunning views.

## Main Particulars

Derbyshire Properties are delighted to present for sale this superbly presented and extended three-bedroom semi-detached family home, occupying an elevated position with stunning views across the surrounding countryside.

The property is situated within a quiet cul-de-sac, offering both privacy and tranquillity, whilst benefiting from a beautiful countryside setting.

The accommodation briefly comprises: entrance hall, living room, farmhouse-style kitchen, utility room, guest shower room, and sunroom. To the first floor, the landing provides access to three bedrooms and a family bathroom. Externally, the property occupies a generous plot, with a two-car driveway to the front elevation and a double-plot rear garden. The rear garden has been landscaped to an exceptionally high standard, enjoying stunning countryside views and featuring a summer house currently used as a yoga studio and home gym. We believe the property will ideally suit families, and early internal viewing is highly recommended to fully appreciate the accommodation and location on offer.

### Entrance Hall -

Entered via a composite door with stained glass and adjoining obscured window to the front elevation, creating a light and inviting reception area. The hall features a wood floor covering, carpeted staircase to the first floor landing, and a wall-mounted radiator with decorative cover.

### Living Room

A spacious reception room with a double glazed window to the front elevation, wall-mounted radiator, TV point, and original quarry tiled flooring. The focal point of the room is a cast-iron log burner set against a feature backdrop with raised stone hearth, adding charm and character.

### Farmhouse Kitchen

Fitted with a range of bespoke wall and base cabinets and granite work surfaces, incorporating a Belfast sink with mixer taps and tiled splashback. There is space for a four-ring gas range with built-in extractor hood, under-cabinet lighting, and integrated dishwasher, fridge, and freezer. The kitchen features quarry tiled flooring, spotlighting to the ceiling, a modern vertical radiator, and a double glazed window to the rear elevation. Internal double doors provide access to the garden room, and the staircase to the first floor landing includes an under-stairs storage cupboard.

### Utility Room

Tiled flooring, wall-mounted storage cupboard, space and plumbing for both washing machine and dryer, wall-mounted radiator, UPVC door to the side elevation, and internal door leading to the guest shower room.

### Shower Room

Comprises a modern three-piece suite with WC, wall-mounted wash hand basin with tiled splashback, and shower enclosure with wall-mounted electric shower. Finished with a double glazed obscured window and wall-mounted radiator.

#### Garden Room

Constructed on a brick base with UPVC windows and a pitched roof, featuring tiled flooring, wall mounted heater, and access from the kitchen.

#### First Floor Landing

Accessed via the main staircase with a double glazed window to the rear elevation offering garden views, loft access with pull-down ladder, useful linen cupboard, and internal doors to all first-floor rooms.

#### Bedroom One

A double bedroom with double glazed window to the front elevation, wall-mounted radiator, TV point, and space for wardrobes.

#### Bedroom Two

A double bedroom with double glazed window to the front elevation, wall-mounted radiator, useful over-stairs storage cupboard, and painted floorboards.

#### Bedroom Three (currently used as a study)

with double glazed window to the rear elevation enjoying beautiful views of the surrounding countryside and garden. Wall mounted radiator and bespoke bookcase.

#### Family Bathroom

Modern three-piece suite comprising WC, wall-mounted wash hand basin, and spa bath with mains-fed shower and folding glass screen. Finished with attractive tiled walls, wall-mounted heated towel rail/radiator, double glazed obscured window, extractor fan, and ceiling spotlights.

#### Outside

To the front elevation, a concrete driveway provides off-road parking for 2–3 vehicles, with fencing and wall boundaries to neighbouring properties. A timber gate to the side offers access to the rear garden.

The beautifully landscaped rear garden has been finished to a high standard, featuring a shaped, curved lawn as its centrepiece, complemented by gravelled winding English country-style pathways, well-stocked flowerbeds, and borders.

Positioned close to the property is a timber outbuilding, currently utilised as a home office/yoga studio, benefiting from light, power, and heating.

The garden is thoughtfully divided into several functional areas, including a stunning entertaining space with slate paving, open views, and a barbecue area, along with a timber garden shed. Additional features include a further storage shed, vegetable plot, log store, garden trellis, outside lighting, and water 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.





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	70	
(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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