



£699,950

Crich Lane, Belper DE56 2JH

Detached House | 5 Bedrooms | 5 Bathrooms

01773 820983

DERBYSHIRE  
PROPERTIES  
SALES & LETTINGS

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)



# Step Inside

---

## Key Features

- Significantly extended detached family residence
- 4/5 Bedrooms and 5 Bathrooms
- No Upward Chain
- Substantial Plot
- Semi Rural Location
- Magnificent Countryside Views
- Driveway For Multiple Vehicles
- Integral Double Garage
- Outdoor Studio/Home Office
- Ideal Family Purchase

## Property Description

An opportunity to acquire an executive detached family home occupying a substantial plot, situated in a highly regarded area of Belper. This beautifully positioned detached home combines generous living space with a magnificent countryside views to the rear. This property is located in a setting where you can enjoy the best of both worlds—peaceful surroundings, yet still close to everything Belper has to offer.

## Main Particulars

Derbyshire Properties are delighted to offer for sale this significantly extended and beautifully presented detached family residence, occupying a generous and superbly landscaped plot.

This stunning home provides spacious and versatile accommodation, perfectly suited to modern family living and extended households alike.

The property briefly comprises a welcoming reception hall with a double bedroom, guest cloakroom/WC, cosy snug, walk-in pantry, and an impressive open-plan living kitchen/dining space forming the heart of the home, complemented by a sunroom and a second lounge/drawing room. Further benefits include a utility room and side entrance hall. To the first floor, a striking galleried landing provides access to four well-proportioned bedrooms and 3 bathrooms. The exceptional master bedroom is a true highlight, featuring a dedicated dressing area, walk-in wardrobe, en-suite bathroom, and its own private staircase, creating a luxurious and highly individual suite.

Externally, the property enjoys a large, beautifully landscaped plot with a generous 'Tarmac' driveway with block paved edging offering ample off-road parking and access to a double garage. The private rear garden has been thoughtfully designed and includes a superb outdoor pod/Summer house. A viewing is essential to fully appreciate the size, quality, and versatility of the accommodation on offer.

### Ground Floor

#### Reception Hall

Entered via a timber door with obscured glazed side panels, this light and airy space features 'Amtico' flooring, a carpeted staircase to the first floor, understairs storage, feature stained-glass window, and wall mounted vertical radiator.

#### Lounge/Snug

A cosy and inviting space, this snug/lounge features a double glazed bay window overlooking the front in/out driveway, allowing for plenty of natural light. The room includes a TV point and is centred around a charming brick-built fireplace, creating a warm and characterful setting perfect for relaxing.

#### Dining Room/Bedroom Five

The dining room benefits from a bay window overlooking the frontage, filling the space with natural light. A radiator ensures comfort year-round, making this an ideal setting for both everyday meals and entertaining. This versatile room can be used as a bedroom or Dining Room.

#### Open Plan Living Dining Kitchen

A stunning rear extension creating an exceptional family space:

#### Kitchen Area

Beautifully appointed, the kitchen features a bespoke range of wall and base solid oak units topped with elegant granite work surfaces. Integrated appliances include a dishwasher. Spotlights and industrial pendants provide a bright, modern finish. The large central island, complete with a double 'Belfast' sink and ample seating, creates a perfect hub for cooking, dining, and entertaining. A walk-in pantry offers excellent additional storage and practicality.

#### Walk-in Pantry/Utility

Fitted with oak storage units, granite work tops and shelving. The room is accessed off the kitchen with convenient access into the garage.

#### Living/ Dining

Flowing seamlessly from the kitchen, this impressive open-plan space is designed for modern living and entertaining. It features stylish screening, and ceiling spotlights for a sleek finish. A TV point and dedicated bar area enhance its versatility, while French doors open directly into the Sunroom, creating a perfect indoor-outdoor connection.

#### Sunroom

Currently used as a dining area, this delightful sun room enjoys lovely views over the garden. Flooded with natural light, it offers a bright and airy atmosphere—perfect for relaxed dining and entertaining throughout the year.

#### Second Lounge/Drawing Room

Situated to the left of the kitchen, this elegant second lounge (or drawing room) is accessed via double doors, creating a sense of separation while maintaining flow. The room features a window overlooking the garden, allowing for plenty of natural light, and is centred around a charming fireplace, offering a warm and relaxing retreat.

#### Kitchenette

Fitted with base units, stainless steel sink, plumbing for appliances, wall-mounted boiler, water cylinder, and obscured window.

#### Guest Cloakroom / WC

Comprising low-level WC, vanity unit, tiled flooring, part-tiled walls, and spotlights.

#### Inner Hall

Accessed via a door, with tiled flooring, spotlights, and internal doors leading to:

#### Bathroom

Fully tiled for a sleek and modern finish, this stylish bathroom features a luxurious spa bath, a WC, and a contemporary wash basin. A chrome heated towel rail adds both comfort and practicality, completing this well-appointed space.

#### Gym / Games Room

Located just off the kitchenette and hallway, this spacious and versatile room offers excellent flexibility to suit a variety of needs. Featuring two windows and French doors opening onto the garden, it is filled with natural light and provides easy outdoor access. Currently used as a gym/games room, it would also make an ideal home office, studio, or additional living space.

Access to kitchen.

## First Floor

### Galleried Landing / Snooker Pool Room

A striking and highly versatile space, currently used as a snooker and pool room, ideal for entertaining or relaxed leisure. This impressive area features a rear window, and walk-in loft access, and offers excellent flexibility for use as a study, reading area, or additional living space. Doors open onto a balcony, showcasing stunning countryside views, creating a truly unique and elevated setting within the home

### Master Bedroom

A striking and highly individual master suite, accessed via a private staircase from the ground floor. The room enjoys double-aspect windows and a skylight that provides access to the balcony via 'Velux', flooding the space with natural light. It includes a dedicated dressing room, walk-in wardrobe, and a modern en-suite bathroom, with an additional front-facing window from the dressing area enhancing the sense of openness.

### En-suite Bathroom

A luxurious suite with oak-effect flooring, vanity unit, and a bath/shower. Separate WC with matching finishes.

### En-Suite Shower Room

En-suite shower room comprising a three-piece suite including a WC, pedestal wash hand basin and shower enclosure. Features include a wall-mounted radiator, wood flooring, a skylight to the rear elevation, and a ceiling-mounted loft access point. Accessed via an internal door.

### Bedroom 3

A spacious double bedroom enjoying far-reaching countryside views through a large window. This bright and airy room benefits from recessed spotlights and the added convenience of a private en-suite, making it an ideal guest or family bedroom.

### Bedroom Two

The second bedroom offers a skylight window providing natural light, a radiator for heating, and open views, with convenient access to an en-suite bathroom.

### En-Suite

Comprising a three-piece suite including a WC, pedestal wash hand basin and shower enclosure. Featuring a wall-mounted radiator, tiled flooring, and a skylight to the rear elevation.

### Bedroom Four

A well-proportioned bedroom overlooking the front, featuring a large window that allows for plenty of natural light. The room offers ample space for wardrobes and storage, and is complemented by a large radiator, making it a comfortable and practical additional bedroom.

### Outside

The property occupies a substantial plot with parking for multiple vehicles, a half-circle driveway providing in and out access/egress and an attached double garage,

complete with power and lighting. The landscaped front garden is well established, featuring mature shrubs and hedging.

The exceptional rear garden has been thoughtfully designed to offer both style and practicality, with a shaped lawn, and pathways leading to a variety of seating areas. A raised decking area provides an ideal space for entertaining, while a summer-house—with power and lighting—offers versatile use as a home office, or storage. Mature trees and established planting provide a high degree of privacy, creating a peaceful and family-friendly outdoor setting.


#### 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>	73	77
(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	

Telephone: 01773 820983

 **DERBYSHIRE  
PROPERTIES**  
= RAINBOW IN REALTY =

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)