



£650,000

Wirksworth Road, Belper DE56 2LS

Detached House | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Open Aspect Views To Front & Rear
- Idyllic Countryside Location With Open Views
- Driveway For Several Cars
- Integral Garage
- Four Double Bedrooms - En-suite & Family Bathroom]
- Utility & Cloakroom/WC
- Perfect Family Home
- Ideal For Access To Belper & Derby
- Downstairs Underfloor Heating
- Triple Glazing Throughout

## Property Description

Derbyshire Properties are delighted to offer 'For Sale' this four bedroom detached home in idyllic countryside location. Enjoying stunning open views to the front and rear aspect, we recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are delighted to offer 'For Sale' this four bedroom detached home in idyllic countryside location. Enjoying stunning open views to the front and rear aspect, we recommend an early internal inspection to avoid disappointment.

Internally, the home briefly comprises; Entrance Hall, WC, Lounge, Dining Area, Kitchen & Utility Room with access to Integral Garage to the ground floor whilst there are four double Bedrooms, family Bathroom and further En Suite to the first floor.

Externally, the home enjoys block paved driveway fit to house several vehicles to the front elevation with access to garage via electric roller door. There is also contained lawned space housing mature shrubbery further adding to its presence. The rear garden is a stunning space with open countryside views to the rear. The garden itself benefits from sizeable entertaining patio accessed via French doors from the dining area and kitchen space respectively which forms the perfect area to host. Well maintained lawn extends to the bottom of the garden where garden room is situated. The garden room is fitted with light & power allowing for the ideal hobby room or place to relax. Timber fencing secures the space making it ideal for those with pets and young children.

### Entrance Hall

Accessed via composite door to front elevation with tiled flooring, underfloor heating & doorways to;

### WC

With low level WC and handwash basin with tiled splashback. Triple glazed obscured window to front elevation, wall mounted heated towel rail and tiled flooring complete the space.

### Living Room

With triple glazed window to front elevation, wood effect flooring and underfloor heating. Glass panel French doors open to dining area.

### Dining Area

With triple glazed French doors opening to entertaining patio, tiled flooring and underfloor heating. Open aspect to kitchen.

### Kitchen

A stunning space benefitting from a wealth of natural light with triple glazed French doors to rear elevation, triple glazed window to rear and two triple glazed Velux windows to ceiling. The kitchen itself benefits from a gloss range of base cupboards and eye level units with a range of integrated appliances including; Double oven, five ring gas hob with accompanying extractor hood, dishwasher, wine fridge and inset one and a half bowl sink. Tiled splashback covers the workspace whilst there is also large recess for American style fridge freezer. Tiled flooring with underfloor heating throughout. Access to Utility Room.

### Utility Room

With worktop space of its own, sink and under counter power/plumbing for washing machine/tumble dryer.

#### Landing

With access to all four bedrooms and the family bathroom, this carpeted space also benefits from wall mounted radiator, airing cupboard for storage, triple glazed window to front elevation and access to loft.

#### Bedroom One

With triple glazed window to rear elevation with views across the meadow. Wall mounted radiator, carpeted flooring and doorway to En Suite completes the space.

#### En Suite

A tiled three piece suite including; Double walk-in shower, vanity handwash basin and low level WC. Wall mounted heated towel rail and triple glazed window to rear completes the space.

#### Bedroom Two

With triple glazed window to rear elevation with views across the meadow. Wall mounted radiator and carpeted flooring completes the space.

#### Bedroom Three

With triple glazed window to front elevation boasting countryside views. Wall mounted radiator and carpeted flooring complete the space.

#### Bedroom Four

With triple glazed window to front elevation boasting countryside views. Wall mounted radiator and carpeted flooring complete the space. Fitted wardrobe with mirrored sliding doors provides valuable storage capacity.

#### Bathroom

A stylish four piece suite comprising; Corner shower cubicle, free standing bath, vanity handwash basin and low level WC. Wall mounted heated towel rail, ceiling fitted extractor unit and triple glazed window to side elevation completes the space.

#### Outside

Externally, the home enjoys block paved driveway fit to house several vehicles to the front elevation with access to garage via electric roller door. There is also contained lawned space housing mature shrubbery further adding to its presence. The rear garden is a stunning space with open countryside views to the rear. The garden itself benefits from sizeable entertaining patio accessed via French doors from the dining area and kitchen space respectively which forms the perfect area to host. Well maintained lawn extends to the bottom of the garden where garden room is situated. The garden room is fitted with light & power allowing for the ideal hobby room or place to relax. Timber fencing secures the space making it ideal for those with pets and young children.

#### 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.






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

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(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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