



£290,000

Stanton Avenue, Belper DE56 1EE

Detached House | 3 Bedrooms | 1 Bathroom

01773 820983

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Step Inside

Key Features

- Detached Three Bedroom Home
- Two Reception Rooms
- Modern Fitted Kitchen & Bathroom
- Off Street Parking
- Close to Belper Town Centre
- Landscaped Rear Garden
- Amber Valley Council Tax Band C
- Enjoying views of surrounding countryside

Property Description

Stylish three-bedroom split-level detached home with open-plan living and pleasant front views, ideally located close to Belper town centre.

Main Particulars

Derbyshire Properties are delighted to present this beautiful three-bedroom split-level detached home, ideally positioned within easy reach of Belper town centre. Enjoying pleasant views to the front aspect, the property offers stylish open-plan living, complemented by a contemporary décor scheme that creates a light and welcoming feel. The well-designed layout provides versatile accommodation, perfectly suited to modern lifestyles.

This home would ideally appeal to first-time buyers or small families seeking a property ready to move straight into, in a convenient and well-connected location. Early internal inspection is highly recommended to fully appreciate the quality of accommodation on offer and to avoid disappointment

Kitchen

Fitted with a range of matching wall and base mounted 'Shaker' style units incorporating a 1½ bowl stainless steel sink drainer unit with mixer tap and complementary splash-back areas. There is space and plumbing for an automatic washing machine, space for a gas/electric range cooker with double stainless steel extractor hood over, and further space for a fridge freezer.

Finished with ceramic tiled flooring, the room benefits from a double glazed window to the front elevation enjoying far-reaching countryside views, internal door to the dining room, and a double glazed sealed unit door providing access to the side elevation.

Dining Room

With a double glazed window to the front elevation enjoying far-reaching countryside views, wall mounted radiator, and modern easy-to-maintain flooring. An internal door provides access to the inner hallway.

Inner hallway

With useful under-stairs storage alcove, wall mounted storage, and a door leading into the lounge.

Living Room

Located to the rear of the property and enjoying views over the garden via UPVC patio doors and windows. The focal point of the room is an inset log-burning stove set within a feature fireplace, with shelving built into the chimney recesses. Finished with solid wood flooring, decorative coving to the ceiling, wall lighting, wall-mounted radiator, and TV point.

First Floor landing

Bedroom One

With a double glazed window to the rear elevation, wall mounted radiator, and a range of built-in fitted wardrobes providing useful storage and hanging space.

Bedroom Two

With a double glazed window to the front elevation enjoying beautiful views, wall mounted radiator, and a feature wood-panelled wall providing a stylish decorative finish.

Bedroom Three

With a double glazed window to the rear elevation and a wall mounted radiator.

Bathroom

This beautifully appointed modern shower suite comprises a WC, pedestal wash hand basin, shaped panelled bath, and corner shower enclosure with mains-fed shower and attachment over. Finished with ceramic tiled flooring, heritage tiling to the walls, wall-mounted chrome heated towel rail, extractor fan, and a double glazed obscured window to the rear elevation.

Outside

To the front elevation is a block paved driveway providing off-road parking for approximately 3 vehicles, enjoying far-reaching countryside views.

The rear garden features a full-width patio entertaining terrace, a well-maintained lawn with stocked borders and beds, timber fenced boundaries, and useful outside storage.

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.
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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+) A		
(81-91) B		86
(69-80) C	72	
(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	

Telephone: 01773 820983

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