



£290,000

Blackberry Rise, Belper DE56 0QT

Semi-Detached House | 3 Bedrooms | 3 Bathrooms

01773 820983

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# Step Inside

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## Key Features

- Semi Detached Modern Family Home
- 3 bedrooms
- En-Suite Shower Room
- Off Street Parking x Two Cars
- Unusually Large Garden
- Very Sought After Village Location
- Private Cul-De-Sac Location
- Ideal Family Home
- Kitchen/Diner
- Council Tax Band C

## Property Description

An opportunity to acquire this superbly presented three bedroom modern semi-detached house located between the highly regarded areas of Belper and Bargate.

## Main Particulars

Derbyshire Properties are delighted to offer for sale this beautifully presented three bedroom modern semi detached home, occupying a sought-after semi-rural position. The property offers spacious and well-proportioned accommodation throughout, complemented by high-quality fixtures and fittings. The accommodation briefly comprises; entrance hallway, guest cloakroom/WC, living room and an impressive open plan kitchen/dining room. To the first floor, a landing provides access to three bedrooms, a family bathroom and an en-suite shower room serving the principal bedroom. Externally, the property benefits from a sizeable landscaped front garden mainly laid to lawn, off-road parking for two vehicles and a generous enclosed rear garden with timber fenced boundaries and garden shed. The property will ideally suit first time buyers and young families alike, and an early internal inspection is highly recommended to avoid disappointment.

### Entrance Hall

Entered via a composite door from the front elevation into this light and spacious reception area having wood effect flooring, wall mounted radiator, carpeted staircase rising to the first floor and internal oak doors leading to all ground floor accommodation.

### Guest Cloakroom/WC

Appointed with a low-level WC and vanity wash hand basin with tiled splashback. Tiled flooring, wall mounted radiator, extractor fan and fuse box.

### Living Room

Having double glazed window to the front elevation, wood effect flooring, wall mounted radiator and TV point.

### Kitchen/Diner

Comprising a range of wall and base mounted matching units with granite work surfaces incorporating a stainless steel sink drainer unit with mixer tap. Integrated electric oven with four ring gas hob and stainless steel extractor canopy over. Space and plumbing for washing machine together with space for fridge/freezer. Under cupboard lighting, tiled flooring, understairs storage cupboard, double glazed window to the rear elevation and double glazed French doors providing access onto the rear garden.

### First Floor

#### Landing

Accessed from the main entrance hallway with double glazed window to the side elevation, ceiling mounted loft access point and useful linen storage cupboard.

#### Bedroom 1

Located to the rear elevation with double glazed window, wall mounted radiator and wood effect flooring.

#### En-Suite

Comprising a modern three-piece suite including low-level WC, vanity wash hand basin and shower enclosure with mains fed shower and attachment. Tiled flooring, chrome heated towel rail, loft access point and extractor fan.

#### Bedroom 2

Having double glazed window to the front elevation, fitted wardrobes, wood effect flooring and wall mounted radiator.

#### Bedroom 3

With double glazed window to the rear elevation, wood effect flooring and wall mounted radiator.

#### Bathroom

Appointed with a modern three-piece white suite comprising low-level WC, wall mounted wash hand basin and panelled bath with shower attachment and glazed shower screen. Complementary wall tiling, tiled flooring, chrome heated towel rail, spotlights, extractor fan and obscure double glazed window.

#### Outside

To the front elevation is a sizeable lawned garden with mature planting and timber fenced boundaries. A block paved driveway provides off-road parking for two vehicles, whilst a side access gate leads to the rear garden.

To the rear elevation is a full width paved patio leading onto a generous lawned garden with timber shed, all enclosed by timber fenced boundaries.

#### 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	83
(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

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