



£475,000

Kendray Close, Belper DE56 0EY

Detached House | 4 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- No Upward Chain
- Executive Detached Family Home
- 4 Double Bedrooms & 3 Bathrooms (Originally 5 Beds)
- Beautifully Presented Throughout
- Superb Open Plan Dining/Kitchen
- Recently Renovated Bathrooms
- Ideal Family Purchase
- Close To Schools
- Highly Regarded Area
- View Essential

## Property Description

Welcome to this exceptional executive detached family home, superbly presented throughout and offering an abundance of spacious and versatile living accommodation. Originally designed as a five-bedroom property and now configured as four generous double bedrooms, this impressive home is perfectly suited to modern family life.

## Main Particulars

Derbyshire Properties are delighted to present for sale this spacious detached family home, offering ample accommodation for modern family living. Originally constructed as a five bedroom property, the home has been thoughtfully reconfigured to provide four generous double bedrooms alongside a superb open-plan living kitchen. Situated within a highly regarded residential location close to excellent schooling and local amenities, this impressive property is expected to appeal strongly to families and extended families alike. An early internal inspection is highly recommended to avoid disappointment. The accommodation briefly comprises: entrance hall, spacious living room, superb open-plan living kitchen/diner, guest cloakroom/WC and integral garage. To the first floor, a landing provides access to four double bedrooms, family bathroom and ensuite shower room serving the master bedroom.

### Reception Hall

Entered via a composite entrance door with adjoining floor-to-ceiling obscure glazed windows to the front elevation, creating a bright and welcoming reception space. Karndean flooring, ceiling spotlights, modern floor-to-ceiling vertical radiator and glazed double doors leading into the living room.

### Living Room

A spacious reception room with continuation of the Karndean flooring, double glazed bay window with bespoke fitted blinds, TV point and contemporary wall mounted radiators. The focal point of the room is a gas living flame effect fire with decorative modern surround and raised hearth. Bespoke fitted bookcases positioned either side provide useful storage and display space. Double doors open through to:

### Superb Open-Plan Living/Kitchen/Diner

#### Living Area

With continuation of the Karndean flooring from the living room, ceiling spotlights, modern vertical radiator and double glazed French doors opening onto the rear garden.

#### Dining Area

Positioned between the living and kitchen areas with double glazed window to the rear elevation fitted with bespoke blinds, wood flooring and useful understairs storage cupboard.

#### Kitchen Area

Comprising a range of modern shaker-style wall and base units with quartz work surfaces incorporating a 1½ bowl sink drainer unit with mixer tap and tiled splashbacks. Integrated appliances include a dishwasher, whilst further space is provided for an American-style fridge freezer. Fitted with a gas range cooker with extractor canopy over, under-cupboard lighting, double glazed rear window and composite door providing access onto the rear garden terrace. Internal doors lead to the integral garage and:

#### Guest Cloakroom

Fitted with a low-level WC, vanity unit with inset sink, Karndean flooring, chrome heated towel rail, ceiling spotlights and obscure double glazed side window.

#### First Floor

#### Landing

Accessed from the main entrance hallway with loft access point, linen storage cupboard and doors leading to all four double bedrooms and family bathroom.

#### Bedroom 1

A superb master suite located to the front elevation with feature double glazed bay window fitted with bespoke blinds and enjoying elevated views across Belper. Further octagonal feature window also enjoying attractive views, TV point, fitted wardrobes and door leading to:

#### En-Suite

Beautifully appointed with a modern suite comprising WC, vanity unit and large shower enclosure with mains-fed shower and attachment. Tiled flooring, chrome heated towel rail, ceiling spotlights, extractor fan and obscure double glazed window.

#### Bedroom 2

With double glazed rear window, fitted double wardrobes and wall mounted radiator.

#### Bedroom 3

Having two double glazed windows to the front elevation, fitted double wardrobe providing hanging and storage space, shelving and wall mounted radiator.

#### Bedroom 4 (formerly Bedrooms Four and Five)

Previously arranged as two separate bedrooms and now utilised as a spacious home office. Featuring two double glazed rear windows, fitted storage cupboard and wall mounted radiator.

#### Beautiful Family Bathroom

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

#### Outside

Occupying an elevated position, the property enjoys a substantial block paved frontage providing ample off-road parking for numerous vehicles, with additional space suitable for caravan or boat storage. The frontage is complemented by landscaped borders, hedgerow screening and timber fenced boundaries.

A block paved pathway leads to the enclosed rear garden featuring an extensive entertaining terrace including two patios and a generous lawned garden, well-stocked flowerbeds and borders, additional patio seating area and a large timber outbuilding with light and power and 20 year rubber roof. Mature trees surrounding neighbouring properties create an excellent degree of privacy, whilst external lighting and outside water supply complete the space.

#### 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.

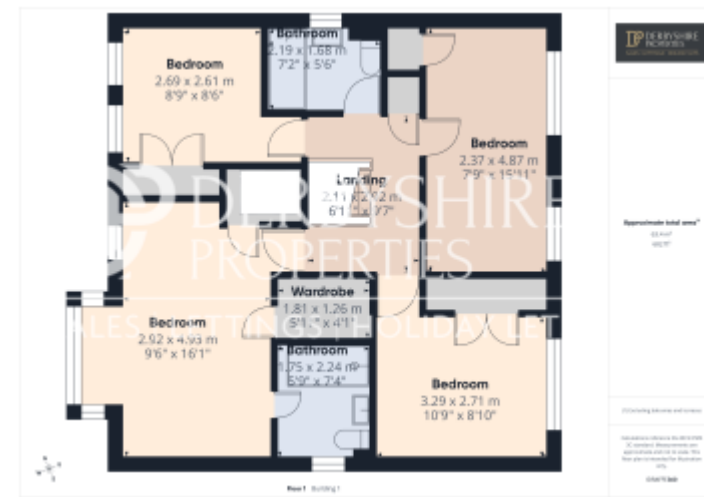
3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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>		82
(69-80) <b>C</b>	72	
(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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