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SALES & LETTINGS

£425,000

Kendray Close, BELPER DE56 0EY

Detached House | 4 Bedrooms | 3 Bathrooms

01773 820983

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# Step Inside

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## Key Features

- Executive Detached Family Home
- Four Bedrooms
- En-Suite to Master Bedroom
- Open Plan Kitchen/Dining Room
- Driveway and Garage
- Cul-de-sac Position
- Viewing Recommended
- Landscaped rear garden with large outbuilding
- Beautifully presented throughout
- COUNCIL TAX BAND D

## Property Description

New to the market is this beautifully presented four bedroom executive attached Home located within a highly regarded cul-de-sac, close to schools.

## Main Particulars

Derbyshire Properties are delighted to present this beautifully presented executive detached family home located on highly regarded private cul-de-sac location. The property has been completely modernised throughout with quality kitchen and bathrooms and has a superb garden with a large home office/studio. Internally the property briefly comprises off entrance hall, guest cloakroom, open plan kitchen/dining room and lounge. To the first floor:- the landing leads to four bedrooms, bathroom and en-suite bathroom to master. Externally the property offers of street parking, integral garage and landscaped garden with sizable outbuilding. We believe the property would ideally suit families and an internal inspection is essential.

### Entrance Hallway

Entered via composite door with adjoining obscured side panel from the front elevation into the spacious light and airy reception hall with solid wood floor covering and staircase to first floor landing with under stairs storage cupboard. Spotlighting to ceiling and internal oak doors access the living room, kitchen and guest cloak room.

### Guest Cloakroom

With low level WC, corner mounted curved vanity unit with tiled splashback, solid wood floor covering, part wall tiling, wall mounted chrome heated towel rail and ceiling mounted extractor fan.

### Open Plan Kitchen / Dining Room

30' 0" x 8' 3" (9.14m x 2.51m)

Dining Area with double glazed bay window to the front elevation, wood floor covering and spotlighting.

Kitchen Area - with the continuation of the floor covering from the entrance hall and dining area. The kitchen mainly comprises of range of wall & base mounted matching units with granite work surfaces incorporating a Belfast sink with mixer taps and heritage tiled splashback's. Under cupboard lighting, spotlight to ceiling, space for gas range with large extractor canopy over and decorative coving to ceiling. The kitchen incorporates numerous integral appliances to include dishwasher, washing machine and fridge/freezer. Double glazed window and door lead to the rear garden.

### Lounge

14' 8" x 11' 9" (4.47m x 3.58m)

With large double glazed bay window to the rear elevation, wall mounted period style radiator, TV point and decorative coving. The feature focal point of the room is a chimney breast with inset log burner with exposed timber lintel and raised tiled hearth.

### First Floor

### Landing

Accessed via the main entrance hall with wall mounted radiator, decorative linen storage cupboard, decorative coving and ceiling mounted loft access point.

#### Bedroom One

14' 9" x 11' 4" (4.50m x 3.45m)

With three double glazed windows with bespoke shutter blinds to the front elevation, wall mounted radiator, decorative coving and range of fitted double wardrobes providing and storage and hanging hanging space. Internal door leads to:-

#### En-Suite Shower Room

This remodelled contemporary shower suite comprises of a WC, large wash hand basin with vanity unit beneath and shower enclosure with mains fed shower/attachment and complementary glass shower screen. Modern tiling to walls and floor, double glazed obscured window to front elevation, wall mounted chrome heated towel rail, spotlights and extractor fan to ceiling.

#### Bedroom Two

11' 6" x 8' 6" (3.51m x 2.59m)

Double glazed window to the rear elevation, decorative coving to ceiling, wall mounted radiator and fitted double wardrobe.

#### Bedroom Three

9' 8" x 8' 0" (2.95m x 2.44m)

With double glazed window to the rear elevation, decorative coving to ceiling, wall mounted radiator and fitted double wardrobe.

#### Bedroom Four

9' 9" x 7' 0" (2.97m x 2.13m)

With double glazed window to the rear elevation, decorative coving and wall mounted radiator.

#### Bathroom

7' 5" x 5' 4" (2.26m x 1.63m)

Comprising of a three-piece modern suite to include an encased WC with attached vanity unit with insect bowl and mixer taps. Bath with mains shower and attachment and complementary glass shower screen, spotlights and extractor fan to ceiling, fully tiled walls, wood floor covering and chrome heated towel rail.

#### Outside

To the front elevation is a full width tarmac driveway with block paved edging providing parking for three vehicles and providing access to an integral garage with up and over door light and power. A side access pathway then leads to the rear garden.

The superb landscaped low maintenance rear garden offers a large Indian sandstone paved entertaining area with timber fence boundaries and covered outdoor kitchen. A large timber outbuilding attached to the outdoor kitchen offers a lounge, study and bar area all with light power and is fully insulated. The garden is laid to Astroturf and outside lighting and garden tap can also be found.

#### 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>		<b>83</b>
(69-80) <b>C</b>	<b>68</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	

Telephone: 01773 820983

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= RAINBOW IN LETTERING =

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