



£375,000

Orton Way, Belper DE56 1UB

Detached House | 4 Bedrooms | 3 Bathrooms

01773 820983

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Step Inside

Key Features

- Spacious Detached Family Home
- 4 Bedrooms & 2 Reception Rooms
- Guest Cloakroom & Utility
- Driveway & Integral Garage
- Modern En-Suite & Bathroom
- Quiet Cul De Sac Position
- Ideal Family House
- View Without Delay
- Council Tax Band D

Property Description

An opportunity to acquire this spacious four-bedroom detached family home, ideally positioned within a quiet and sought-after cul-de-sac location.

Main Particulars

Derbyshire Properties are delighted to offer for sale this well-presented four-bedroom detached family home, occupying a secluded position at the head of the cul-de-sac. The property offers generous living accommodation throughout and will ideally suit growing families. An early internal inspection is strongly recommended. The accommodation briefly comprises: entrance hall, guest cloakroom/WC, spacious lounge, separate dining room, fitted kitchen and utility room. To the first floor, a landing provides access to four bedrooms, a family bathroom and an en-suite shower room to the master bedroom. Externally, the property benefits from a private driveway, integral garage and enclosed rear garden.

Entrance Hall

Accessed via a composite front door, the welcoming entrance hall features a tiled floor covering, wall-mounted radiator, ceiling-mounted loft access point and staircase rising to the first-floor landing with useful understairs storage.

Guest Cloakroom

Fitted with a low-level WC and wall-mounted wash hand basin with tiled splashback. Double-glazed obscured window to the front elevation.

Spacious Living Room

A spacious reception room featuring a double-glazed window to the front elevation, wood flooring, wall-mounted vertical radiator and TV point. The focal point of the room is a feature fireplace with tiled hearth and chimney recess incorporating shelving and storage. An internal doorway leads through to the dining room.

Dining Room

With continuation of the wood flooring, wall-mounted radiator and double-glazed French doors opening onto the rear garden.

Kitchen

Fitted with a range of matching wall and base units with roll-top work surfaces incorporating a one-and-a-half bowl sink with mixer tap and tiled splashback areas. Features include under-cabinet lighting, spotlighting, and a double-glazed window overlooking the rear garden. Integrated appliances include a double electric oven, microwave, fridge/freezer and dishwasher.

Utility Room

Continuing the tiled flooring and fitted units from the kitchen, incorporating a single bowl sink with mixer tap. There is plumbing and space for a washing machine, wall-mounted radiator, a door leading to the rear garden and internal access to the integral garage.

First Floor

Landing

With ceiling spotlights and internal doors providing access to all bedrooms and the family bathroom.

Bedroom 1

With double-glazed window to the front elevation, wall-mounted radiator, space for wardrobes and access to the en-suite shower room.

En-Suite

A modern three-piece suite comprising an encased WC with vanity unit and a large shower enclosure with mains-fed shower. Finished with parquet-style flooring, obscured double-glazed window, spotlights and extractor fan.

Bedroom 2

Double-glazed window to the front elevation, wall-mounted radiator and storage alcove.

Bedroom 3

Double-glazed window to the rear elevation and wall-mounted radiator.

Bedroom 4

Double-glazed window to the rear elevation, wall-mounted radiator and shelving.

Family Bathroom

Fitted with a modern three-piece white suite comprising a WC with vanity unit and a panelled bath with mains-fed shower over and glass shower screen. Complemented by part-tiled walls, wood-effect flooring, obscured double-glazed window, vertical heated towel rail, shaver point, ceiling spotlights and extractor fan.

Outside

To the front elevation is a double-width driveway providing access to the integral garage, together with a small lawned area and side access leading to the rear garden. The rear garden features a full-width paved patio area, lawn and an additional seating area, enclosed by timber fencing with well-stocked flowerbeds and borders. There is also additional garden/land accessed via the rear gate .

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+) A		
(81-91) B		82
(69-80) C	69	
(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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