

122 Belper Lane, Belper, Derbyshire. DE56 2UH

£269,950 Freehold

FOR SALE



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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this beautifully positioned two-bedroom home, situated within walking distance of Belper town centre.

Located on the highly sought-after Belper Lane, this fantastic property boasts stunning views to the rear elevation and offers a rare opportunity to purchase in one of the area's most desirable locations. An early internal inspection is highly recommended to avoid disappointment.

Internally, the accommodation briefly comprises: Entrance Hall, Lounge, Dining Kitchen, Utility Space, and Ground Floor WC. To the first floor are two impressive double Bedrooms and a well-appointed Bathroom. Externally, the property benefits from driveway parking for multiple vehicles at the front, with steps leading down to the front entrance. The enclosed rear garden is a standout feature — mainly laid to lawn and complemented by several secluded seating areas, perfect for entertaining or relaxing. The elevated views to the rear are simply breathtaking and can be best enjoyed from the raised patio area. The garden is secured with timber fencing and features mature planting and established shrubbery, offering a good degree of privacy throughout.

FEATURES

- 2 Double bedrooms
- Stunning Views Over Open Countryside
- Guest Cloakroom/WC & Utility
- Driveway
- Located in a Sought After Location
- Fully Modernised
- Stunning Garden With Elevated Views
- Within Walking Distance of Belper Town Centre
- Council Tax Band B
- Newly fitted Bathroom in 2025



ROOM DESCRIPTIONS

Lounge

With a double-glazed window to the front elevation, wall-mounted radiator, and original wooden flooring. The centrepiece of the room is a stunning exposed brick fireplace, housing a multi-fuel burner set on a raised hearth.

Dining Kitchen

The kitchen hosts a range of base and eye-level units with complementary worktops, along with a selection of integrated appliances including a double oven, gas hob with extractor hood, fitted dishwasher, and a stainless steel inset sink.

Wood-effect flooring runs throughout, while tiled splashbacks enhance the workspace. Additional features include a wall-mounted heated towel rail and under-counter plumbing for a washing machine. A double-glazed window to the rear elevation allows for plenty of natural light and offers stunning countryside views.

A further utility cupboard provides valuable additional storage.

WC

With low level WC and obscured double glazed window to rear elevation.

Landing

Accessing both Bedrooms and the family Bathroom.

Bedroom One

With a double-glazed window to the front elevation, wall-mounted radiator, and carpeted flooring. Additional storage cupboard with useful space for storage/wardrobe space.

Bedroom Two

With a double-glazed window to the rear elevation, taking full advantage of the stunning countryside views. Additional features include a wall-mounted radiator and carpeted flooring.

Bathroom

Newly fitted in 2025, A stylish, fully tiled three-piece suite comprising a bath with shower screen and attachment, pedestal hand wash basin, and low-level WC. tiled flooring runs throughout, complemented by a wall-mounted heated towel rail, extractor fan, and a fitted airing cupboard, completing this well-appointed space.

Outside

Externally, the property benefits from driveway parking for multiple vehicles to the front elevation, with stairs leading down to the front entrance.

To the rear, the enclosed garden offers a fantastic outdoor space, mainly laid to lawn and featuring several secluded seating areas—ideal for both entertaining and relaxing. The stunning countryside views to the rear can be best appreciated from the raised patio area.

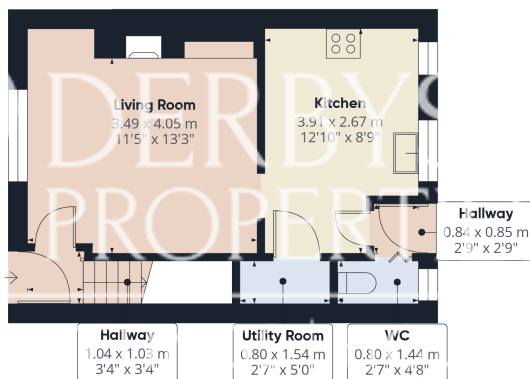
The garden is securely enclosed with timber fencing and is beautifully enhanced by mature shrubbery throughout, providing a pleasant outlook and a good degree of privacy.

Disclaimer

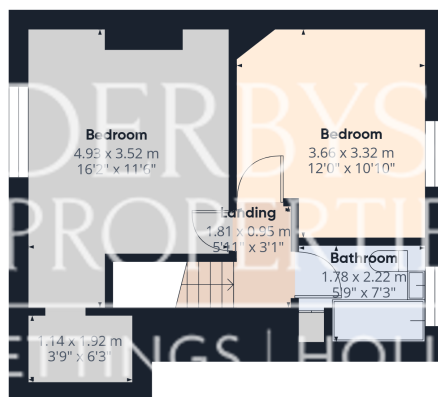
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- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
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FLOORPLAN & EPC



Ground Floor



Floor 1

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Approximate total area^m
65.4 m²
704 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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