

56 Eastleigh, Ryknield Road, Kilburn, Belper, Derbyshire. DE56
OPF

£630,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this beautifully presented and spacious double fronted detached family home, located in a highly regarded village setting.

The property has been significantly extended to the rear, offering exceptional open-plan living spaces with high-quality fixtures and fittings throughout. Accommodation comprises: A welcoming entrance hallway Snug and separate sitting room Utility room and cloakroom/WC A stunning, open-plan living kitchen An impressive extended lounge, ideal for entertaining and family life First Floor: A generous landing leads to five well-proportioned bedrooms The master suite boasts a superb dressing room and stylish en-suite A large four-piece family bathroom serves the remaining bedrooms.

Externally: Ample off-road parking to the front A side driveway leading to a detached brick-built garage A private, fully enclosed rear garden, perfect for family use and outdoor entertaining .

This home combines generous proportions, modern design, and a sought-after location—making it ideal for growing families. □ Early internal viewing is strongly recommended to fully appreciate the size, quality, and setting of this exceptional home.

FEATURES

- Stunning Period Detached Family Home
- 5 Bedrooms & 3 Bathrooms
- Beautiful Open-Plan Living Kitchen
- Superb Living Room (Extended)
- Guest Cloakroom/WC & Utility
- Landscaped Gardens & Beautiful Views
- Ideal Family Purchase
- En-Suite & Dressing Room To Master Bedroom
- Village Location and Close To Local Amenities
- Viewing Absolutely Essential



ROOM DESCRIPTIONS

Entrance Porch

Accessed via a composite front entrance door, with uPVC windows to the front and side elevations, tiled floor covering, and an internal hardwood door leading through to:

Reception Hall

Accessed via the porch is a light and airy reception hall, featuring ceiling spotlights, a stone floor covering and a wall-mounted radiator. The hallway leads through into a central inner hall with internal doors providing access to all ground floor rooms, a carpeted staircase rising to the first-floor landing, with Guest Cloakroom situated beneath.

Study

With the continuation of the flooring from the entrance hallway, a wall mounted radiator, and a sash window to the front elevation offering delightful views across the surrounding countryside.

Sitting Room

Featuring a sash window to the front elevation, this room offers picturesque views over the surrounding countryside. It benefits from a Karndean floor, wall-mounted radiator, and TV point. The focal point of the room is a striking chimney breast with an inset cast-iron log burner, set upon a raised hearth.

Utility

Comprising a range of matching wall and base cupboards with a roll-top work surface, incorporating a one-and-a-half bowl stainless steel sink with drainer and mixer taps, complemented by splashback tiling. There is under-counter space with plumbing for both a washing machine and tumble dryer, and a fitted cupboard housing the gas combination boiler, controlled via a Hive thermostat/app system. The room also features decorative coving to the ceiling, a wall-mounted double radiator, and a double-glazed window to the side elevation.

Guest Cloakroom/WC (Located Under The Stairs)

Located beneath the stairs, this spacious guest cloakroom features a wall-mounted single radiator, tiled flooring, a low-level WC, and a wall-mounted wash hand basin. It also benefits from a wall-mounted extractor fan, a storage cupboard, and a double-glazed obscured window.

Superb Open-Plan Living Kitchen

Kitchen Area – Comprising a range of wall and base-mounted units with solid wood work surfaces, including a Belfast sink with heritage-style tiling. Features include a stainless steel gas range with built-in extractor hood, space for an American-style fridge/freezer, and under-counter plumbing for a dishwasher. The area is finished with a tiled floor, wall-mounted radiator, ceiling spotlights, a side-facing window, and a door leading to the rear. The focal point is a large matching central island offering additional storage and seating space.

Dining Area – Continuing the tiled floor from the kitchen, this space benefits from a wall-mounted radiator, ceiling spotlights, and a double-glazed window to the side elevation. Double-glazed patio doors provide direct access to the rear garden.

Superb Extended Living Room

This spacious living room benefits from an impressive rear extension with a pitched roof and Velux skylight with remote electric blind. French doors to the rear elevation create a seamless connection to the garden, allowing natural light to flood the space. The room features wall-mounted radiators, Karndean floor, bespoke shutters, and a TV point. The striking focal point is a plasma-style log-effect gas fire, complemented by alcove storage for logs and a charming window seat.

First Floor Landing

Accessed via the hallway, this spacious L-shaped landing features a double-glazed window to the side elevation with bespoke fitted shutters and a radiator. The landing provides access to all bedrooms and the family bathroom. Spotlights and decorative coving to the ceiling complete the elegant finish.

Master Suite

Featuring a double-glazed sash window, this room enjoys beautiful elevated views over the open countryside. It also benefits from a wall-mounted radiator and provides access to the dressing room.

Dressing Room

The room features a wall-mounted radiator, a double-glazed obscured window to the side elevation, ceiling spotlights, and a range of fitted wardrobes with mirrored sliding doors. An internal door provides access to:-

En-Suite

Comprising a three-piece suite, including a WC, wall-mounted wash handbasin, and a large shower enclosure with mains-fed shower and attachment. The room features a tiled floor, wall-mounted radiator, ceiling spotlights, extractor fan, and a double-glazed obscured window to the side elevation.

Bedroom 2

With a sash window to the front elevation offering superb elevated views, a wall-mounted radiator, and a fitted double wardrobe with mirrored doors, providing ample storage and hanging space.

Bedroom 3

With windows to the rear and side elevations offering pleasant views over the garden, a wall-mounted radiator, built in wardrobe and an internal door providing access to:

En-Suite

Comprising a three-piece white shower suite, including a WC, wall-mounted wash hand basin with padded surround, and a shower enclosure fitted with an electric wall-mounted shower and attachment. The room features a tiled floor, spotlights and extractor fan to the ceiling, and glass shelving.

Bedroom 4

Featuring a double-glazed window to the rear elevation, wood flooring, and a wall-mounted radiator.

Bedroom 5

Featuring a double-glazed window to the rear elevation, a wall-mounted radiator, and ample space for wardrobes.

Large Family Bathroom

This spacious family bathroom comprises a WC, wall-mounted wash handbasin, large shower enclosure with a mains-fed shower, and a generous bathtub with a shower attachment. The room features a tiled floor, wall-mounted radiator, spotlights, and an extractor fan to the ceiling, along with a double-glazed obscured window.

Outside

To the front elevation, there is a block-paved driveway providing parking for three to four vehicles, bordered by hedgerows separating it from the neighbouring property. The driveway continues to the side, giving access to a detached brick-built garage with a "Hörmann" electric garage door, light, and power.

The beautifully presented and private rear garden features a large, full-width Indian Sandstone patio, entertaining terrace, a family-sized lawn, and a range of mature planted borders, offering high levels of privacy. Additional benefits include two outside taps as well as external and security lighting.

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.



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