







**Sandbed Lane, Belper, Derbyshire DE56 0SN**  
**£465,000 - Freehold**

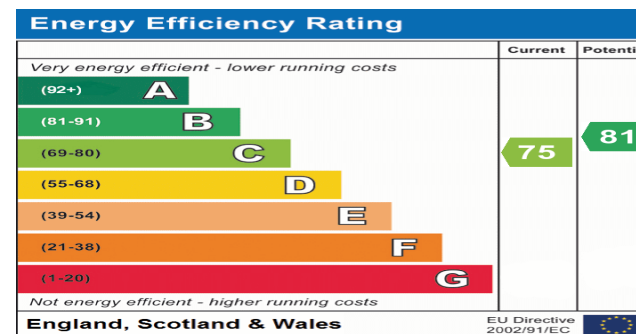


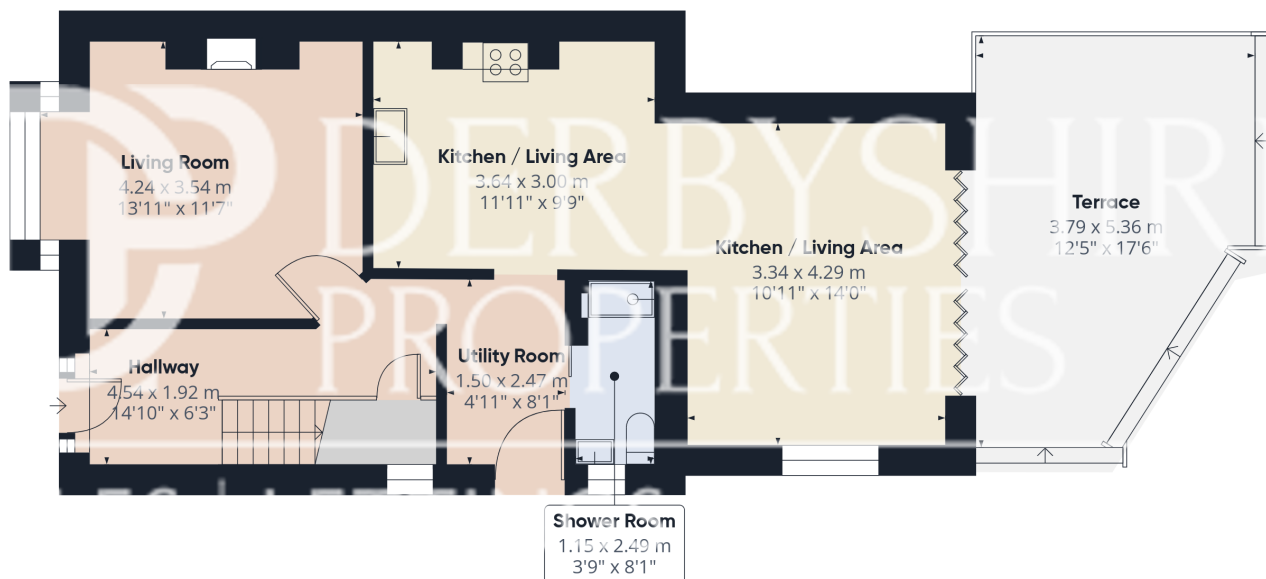
## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this truly stunning and beautifully extended four-bedroom family home, located in one of Belper's most sought-after residential areas. The property has undergone a comprehensive renovation and now offers stylish, contemporary living spaces, thoughtfully enhanced by a superb two-storey rear extension. On the ground floor, you're welcomed by a spacious entrance hallway leading to a generous living room, side entrance hall, a luxuriously appointed shower room, and an impressive open-plan kitchen/living/dining space—perfectly designed for modern family life and entertaining. Upstairs, a spacious landing gives access to four well-proportioned bedrooms and two sleek, modern bathrooms, offering comfort and flexibility for growing families. Externally, the property sits on a substantial plot with ample off-road parking to both the front and side, a large detached garage, and an extensive landscaped rear garden measuring approximately 100 metres—providing outstanding outdoor space for relaxation, play, or entertaining. A charming open storm porch with feature oak frontage creates a striking first impression and sets the tone for the high-quality finish throughout. Viewings are essential to fully appreciate the space, style, and attention to detail this exceptional home offers. Early interest is expected, particularly from families seeking a move-in-ready property in a prestigious location.

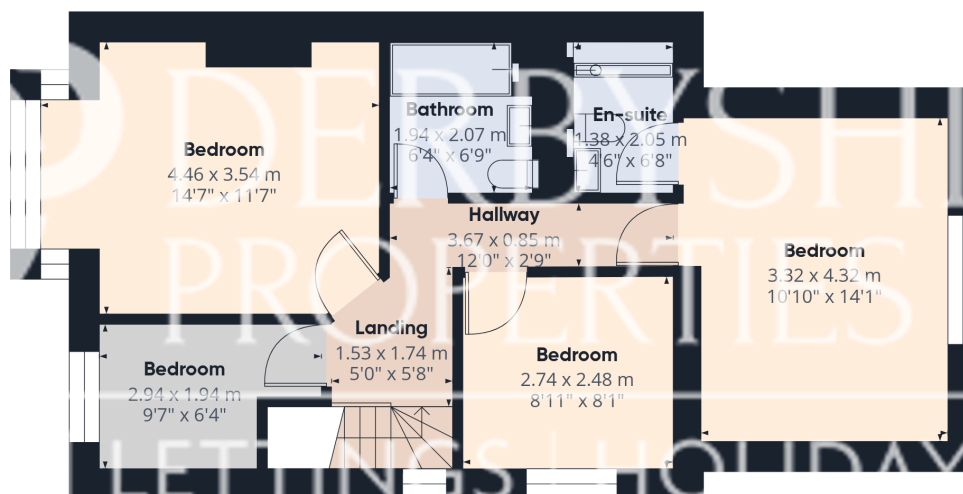
## POINTS OF INTEREST

- Exceptional Family Home
- 4 Bedrooms & 3 Bathrooms
- Large Rear Extension
- 100m Landscaped Rear Garden
- Large Driveway & Detached Garage
- Highly Regarded Semi Rural Location
- Ideal Family Purchase
- Outdoor Kitchen & Terrace With Views To Rear
- Viewing Absolutely Essential
- Council Tax Band C





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

108.7 m<sup>2</sup>

1169 ft<sup>2</sup>

**Balconies and terraces**

19.5 m<sup>2</sup>

210 ft<sup>2</sup>

(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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