

Bradley Drive, Belper, Derbyshire. DE56 1JP

£750,000 Freehold

FOR SALE



**DP** DERBYSHIRE  
PROPERTIES  
— SALES & LETTINGS —

## PROPERTY DESCRIPTION

\*\*\*\* GUIDE PRICE £750,000 - £800,000 \*\*\*\*

An exquisite, luxurious 5 bedroom detached executive family home, discreetly tucked away on an exclusive and sought-after position in the desirable and highly regarded market town of Belper. Meticulously designed and boasting numerous high specification upgrades, this superb residence offers an unparalleled level of sophistication and comfort. Also featuring breath-taking countryside views and walking distance to the town centre.

## FEATURES

- GUIDE PRICE £750,000 - £800,000
- Simply Stunning Executive Detached Residence
- Exquisite Open Plan Living Kitchen
- Superb Elevated Countryside Views
- Extremely High Specification Throughout
- Large Plot Close To The Town Centre
- Ideal Family Purchase
- Viewing Absolutely Essential
- COUNCIL BAND E
- 5 Bedrooms, 2 Bathrooms



# ROOM DESCRIPTIONS

## Description

As you step inside, you're greeted by a spacious reception porch with beautiful picture windows offering beautiful countryside views and opulent interior doors provide direct access into a spacious entrance hallway with stunning feature staircase that leads to the first floor, giving a real sense of the quality and attention to detail that this special family home exudes. The ground floor also encompasses a cloakroom, a convenient ground floor suite, a very comfortable lounge perfect for movie nights, relaxation and entertainment and utility room. However, the true heart of the home lies in the impressive open plan living, dining and breakfast kitchen area. This expansive space is designed with bi-folding doors that stretch along the rear of the property, seamlessly connecting the indoors with the outdoors. These doors open up to a private rear garden, creating a private setting for hosting gatherings.

## Description Continued

Moving to the first floor, you'll find a light and airy galleryed landing with beautiful wall panelling and interior doors accessing four generous sized double bedrooms and single bedroom, each providing ample space for comfort and relaxation. The principal bedroom suite is a true retreat, featuring fitted wardrobe and an accompanying wet room ensuite shower room which is luxuriously appointed with his and hers sinks, offering convenience and elegance. Additionally, a fitted family bathroom suite is available to cater to the needs of the entire household.

## Continuation

In summary, this luxurious 5-bedroom detached executive family home, positioned within a stone's throw away from Beljean town centre, presents a rare opportunity to experience the epitome of opulent living in this sought-after location. With its high specification, elegant, unspoiled countryside views, and a seamless blend of elegance, convenience and modernity, this is a property which is sure to impress even the most discerning of purchasers and truly redefines luxury living.

## Location

Located in the desirable market town of Beljean, residents of this remarkable home will enjoy easy access to a host of local amenities, including schools, upscale boutiques, fine dining establishments, and scenic walking trails. The nearby unspoiled countryside and the Chevin offer endless opportunities for outdoor pursuits and exploration.

## Accommodation

## Ground Floor

## Reception Porch

3.25m x 3.55m (10' 8" x 11' 6") Entered via a composite door from the side elevation with two adjoining windows into this spacious reception hall with feature porcelain tiles. Wall mounted radiator, large picture windows that frame the views of the surrounding countryside. An active wall panelling, decorative coving, spotlighting and a range of floor to ceiling bespoke fixed storage cupboards that provide excellent storage. Beautiful 'Cribbell' inspired steel doors lead to a spacious entrance hallway.

## Spacious Entrance Hall

7.87m x 1.99m (25' 10" x 6' 6") With the continuation of the beautiful porcelain tiles from the reception porch, panelling to walls, decorative coving, feature staircase to the 1st floor landing and wall mounted feature radiator.

## Cloakroom/WC

2.33m x 1.01m (7' 8" x 3' 4") Located beneath the stairs is this stunning guest cloakroom with porcelain tiles, modern floating WC with porcelain backdrop and centrally mounted flush. An active alcove with downlighter, 'Lusso' stone sink with 'swaddling' brassware taps, spotlighting and extractor fan to ceiling.

## Lounge

5.47m x 4.45m (17' 11" x 14' 7") With double glazed window to the front elevation, offering beautiful countryside views, wall mounted radiator, decorative coving, ceiling rose and spotlights to ceiling, TV point and bespoke base mounted storage cupboard. The feature focal point of the room is an inset cast iron log burning stove with beautiful surround and raised hearth.

## Exquisite Open Plan Living Kitchen

9.21m x 4.46m (30' 3" x 14' 8") With double glazed bi-fold doors to the front elevation, offering beautiful countryside views and direct access to the entertaining terrace. Wall mounted feature radiator, decorative coving, ceiling rose and spotlights to ceiling, TV point and bespoke base mounted storage cupboard. The feature focal point of the room is a fireplace with beautiful surround and raised hearth.

Kitchen Area - this superb bespoke kitchen comprises of a range of wall and base mounted units with beautiful Quartz work surface incorporating a sunken double stainless steel sink with mixer tap with feature hot water boiling tap.

The kitchen is packed with high quality 'Neff' appliances throughout, these include: two 'hide and slide' ovens, five ring induction hob with hidden built-in extractor hood over, 'Bosch' fridge and dishwasher. The feature focal point of the room is an absolutely stunning 'im kitchen island with 'quartz' work surface, seating space and additional storage. Three pendant bronze lighting are positioned above and create the right level of lighting in this area. In addition there is spotlighting and double glazed window to the rear elevation creating even more light.

Living/Dining Area - again with the continuation of the 'porcelain' tiles that feature all throughout the ground floor, creating a seamless link between all ground floor rooms. Bi-fold doors accessing the front entertaining terrace, decorative coving and spotlight to ceiling and wall mounted radiator. The focal point of this room is a beautiful feature fireplace that is a duplicate from the lounge. Internal door gives access to the main entrance hall and door opening leads through to the dining room.

## Dining Room

3.03m x 4.44m (11' 10" x 14' 7") Accessed via the inner hallway between the kitchen and hall is this extremely active beautifully presented dining room with panelled walls, decorative coving, rose and spotlights to ceiling. It also benefits from the continuation of the porcelain tiles that feature throughout the ground floor space, wall mounted feature radiator and two double glazed windows to the rear elevation.

## Utility Room

3.34m x 2.41m (10' 11" x 7' 11") - Located to the rear of the property and accessed via the rear inner hallway is a superbly appointed large utility room with a continuation of the wall and base mounted units from the kitchen and beautiful 'quartz' work surface, incorporating a single stainless steel sink, Under counter space and plumbing for washing machine, space for additional fridge-freezer, spotlighting and loft access to ceiling, porcelain tiles, wall mounted radiator and door allowing for access to the rear elevation.

## First Floor

## Landing

4.59m x 2.01m (14' 7" x 6' 7") Accessed from the main entrance hallway with a continuation of the panelled walls, wall mounted feature radiator, decorative coving and loft access point to ceiling, internal doors access all bedrooms and family bathroom.

## Master Suite

4.59m x 3.74m (15' 1" x 12' 3") Benefiting from two double glazed windows to the front elevation offering superb far-reaching countryside views, wall mounted radiator, decorative coving and ceiling rose to ceiling, TV point, bespoke panelling to walls and built-in headboard. A range of in-built floor to ceiling wardrobes with sliding doors that provide ample storage and hanging space. Internal door leads to a superb ensuite shower facility.

## En-Suite Wet Room

2.16m x 1.71m (7' 1" x 5' 7") This beautifully appointed ensuite wet room contains a WC, large 'his and hers' Lusso stone sink with storage space and drawers beneath and wet room shower with rainfall head embedded into the ceiling above. Fully tiled walls, wall mounted heated towel rail, spotlights and extractor fan to ceiling feature. Music, steel wall and double glazed obscure window.

## Bedroom 2

4.19m x 3.82m (13' 9" x 12' 6") With two double glazed windows to the front elevation enjoying countryside views, decorative coving and dado rail, wall mounted radiator and in-built double wardrobe providing ample storage and hanging space.

## Bedroom 3

3.97m x 3.83m (13' 0" x 12' 7") With two double glazed windows to the rear elevation, wall mounted radiator, decorative coving and rose to ceiling, in-built double wardrobe provides ample storage and hanging space.

## Bedroom 4

3.57m x 3.72m (11' 9" x 12' 2") With double glazed windows to the rear elevation, decorative coving and ceiling rose and wall mounted radiator.

## Bedroom 5

2.27m x 2.65m (7' 5" x 8' 8") (used as a study) with double glazed window benefiting from countryside views to the front elevation, wall mounted radiator and spotlighting to ceiling.

## Luxury Family Bathroom

2.34m x 3.36m (7' 8" x 11' 0") The superbly appointed family bathroom, oozes quality throughout and echoes the stunning ensuite. The suite comprises of a modern floating WC with wall mounted embedded flush, vanity unit with inset 'stone' 'Lusso' sink basin and 'bronz' taps, large wet room shower with embedded rainfall headed shower and wall mounted attachment. Porcelain tiled floors and walls, ceiling mounted extractor fan and spotlights, double glazed obscure window and wall mounted illuminated mirror. Feature focal point is a standing bespoke oval bathtub with an active backdrop with rainfall tap and cold water taps and up lighting.

## Outside

The property sits on a majestic plot and offers three lawned areas, all benefiting from the surrounding countryside views. A block paved driveway provides parking for numerous vehicles and mature hedge row boundaries provide privacy from neighbouring properties. The frontage to the house has a beautifully designed full width patio entertaining terrace with 'iron' railings, seating area and further side garden all benefiting from the same countryside views and creates a fabulous entertaining area. The side garden offers a raised area of lawn that continues to the rear boundary, where an array of mature planting provides privacy from neighbouring properties. A paved path provides access to the rear of the property and is ideal for storage. And directly outside the utility room is a small enclosed private courtyard garden for further entertaining.

## Product Information

Bronz hardware throughout  
Quartz work surfaces & splashbacks  
'Swaddling' Brassware taps & Shower's Fixings  
'Lusso Stone' Sink basins, Shower Trays, & Bath  
Neff & Bosch kitchen appliances

## Additional Information

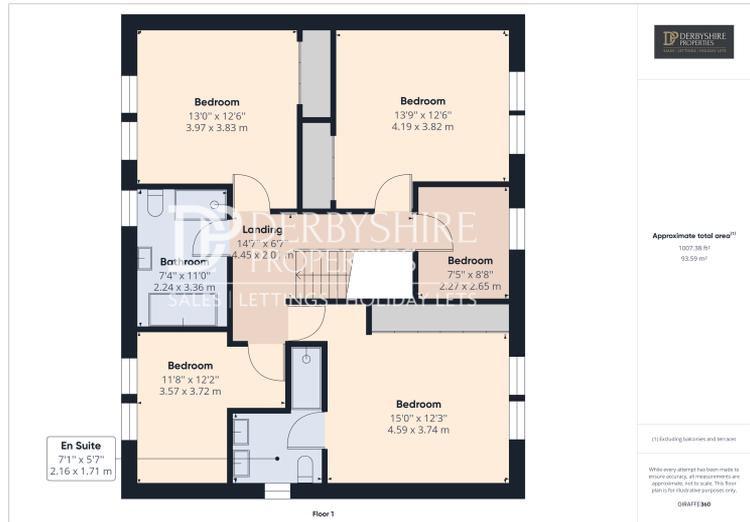
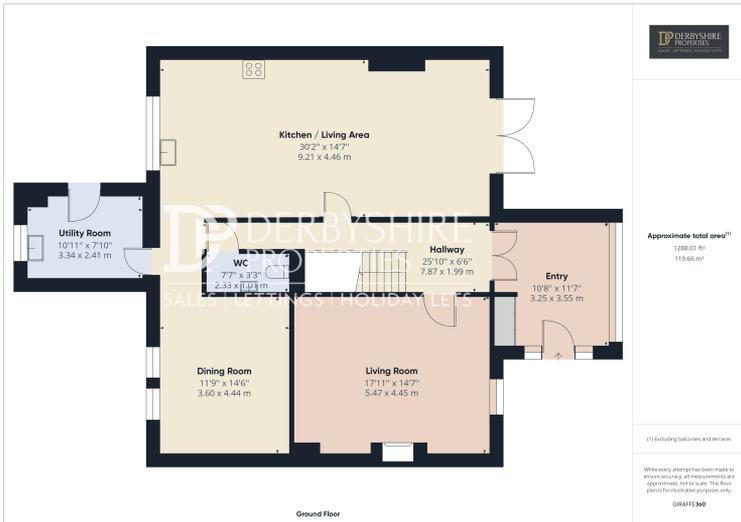
Under floor Heating (Kitchen)  
Bi-fold Doors (Front Terrace)  
Log Burning Stove (Lounge)  
High Quality Carpets Throughout  
Feature Radiators Throughout  
Fitted Wardrobes in 3 Bedrooms  
Floor To Ceiling Storage Cupboards (Utility Room/Broom Room)  
Boiling Water Tap  
3 meter kitchen island with Quartz work surface.

## Disclaimer

- 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.
- These particulars do not constitute part or all of an offer or contract.
- The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- Potential buyers are advised to check the measurements before committing to any expense.
- Dear byshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances.
- Dear byshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	74	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	