

Sandbed Lane, Belper, Derbyshire. DE56 0SH

£485,000 Freehold

FOR SALE



**DERBYSHIRE**  
PROPERTIES  
- SALES & LETTINGS -

## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present his beautiful family home benefiting from a superb rear extension (Garden Room) with stunning countryside views to the rear aspect. Internally the property is presented to a high standard and comprises of entrance hall, WC, dining room, lounge, kitchen and superb garden room . To the first floor there are four bedrooms, and family bathroom. Outside the property offers a driveway providing parking for numerous vehicles and garage with a landscaped rear garden offering superb countryside views. Viewing is essential to avoid disappointment.

## FEATURES

- Extended Family Home
- Superb Garden With Countryside Views
- Beautiful Garden Room (Extension)
- 4 Bedroom, 2 Reception Room
- Large Driveway With Integral Garage
- Sought After Location
- Ideal Family Home
- COUNCIL TAX BAND D
- Viewing Absolutely Essential



# ROOM DESCRIPTIONS

## Ground Floor

### Entrance Hall

4.57m x 1.15m (15' 0" x 3' 9") Entered via composite door from the front elevation, wood floor covering, wall mounted radiator with decorative cover, wall lighting, carpeted staircase to the 1st floor landing with under stairs storage cupboard, internal doors accessing the downstairs WC, dining area and kitchen.

### WC

1.70m x 0.80m (5' 7" x 2' 7") With low level WC, double glazed obscured window to the front elevation, wood floor covering, wall mounted chrome heated towel rail and slimline vanity unit with tiled splashback.

### Dining Area

4.71m x 2.53m (15' 5" x 8' 4") Double glazed window to the front elevation, wall mounted, radiator, decorative coving, and archway leading to:-

### Lounge

3.61m x 4.63m (11' 10" x 15' 2") Located to the rear of the property and benefiting from a large patio doors framing the garden and superb countryside views beyond. TV point, decorative coving, wall lighting. The feature focal point of the room is a wall mounted gas 'living flame effect' fire with decorative surround, backdrop and raised tiled hearth.

### Kitchen

3.81m x 2.50m (12' 6" x 8' 2") Mainly comprising of a range of matching wall and base mounted units with roll top work surfaces and incorporating a 1 1/2 bowl 'stainless steel' sink drainer unit with mixer taps and complementary tiled splashback areas. Under cupboard lighting, under counter space and plumbing for dishwasher and washing machine, space for fridge/freezer, integrated wine cooler, double electric oven, four gas hob with pull out extractor canopy over. Wood floor covering, spotlights to ceiling, decorative coving and double glazed window to side elevation. Door opening leads to:-

### Garden Room (Rear Extension)

2.26m x 3.30m (7' 5" x 10' 10") With a continuation of the wood floor covering from the kitchen area a pitched roof with 'Velux' skylight to the side elevation, spotlighting, TV point and wall mounted radiator. The room benefits from two sets of French UPVC doors with adjoining side panel windows, both opening out onto the rear garden.

## First Floor

### Landing

2.08m x 2.52m (6' 10" x 8' 3") Accessed via the main entrance hallway with double glazed window to the side elevation and ceiling mounted loft access point. Internal doors lead to all bedrooms and family bathroom.

### Bedroom 1

3.69m x 3.63m (12' 1" x 11' 11") Double glazed window to the rear elevation offering superb far reaching countryside views. Wall mounted radiator, decorative coving, wall lighting and a range of fitted wardrobes providing ample storage and hanging space.

### Bedroom 2

2.53m x 3.65m (8' 4" x 12' 0") With double glazed window to the rear elevation overlooking the rear garden and fields beyond, wall mounted radiator and useful floor to ceilings storage cupboard.

### Bedroom 3

3.59m x 2.56m (11' 9" x 8' 5") With double glazed window to the front elevation, wall mounted radiator.

### Bedroom 4

2.89m x 2.70m (9' 6" x 8' 10") (Currently used as dressing room) double glazed window to the front elevation, decorative coving, wall mounted radiator and wood floor covering.

### Bathroom

3.20m x 1.81m (10' 6" x 5' 11") Comprising of a four piece bathroom suite to include WC, pedestal wash hand basin, panelled bath and shower enclosure with wall mounted electric shower and attachment over. Part tiling to walls, wood floor covering, wall mounted radiator and double glazed obscured window.

### Outside

The large front driveway provides parking for approximately four vehicles and gives access to an integral garage with up and over door, light and power. A paved side access pathway leads to the rear garden.

The stunning rear garden has been lovingly landscaped over a number of years by its current owner, and offers a patio located just outside the garden room with areas of stocked flowerbeds and borders. A central staircase leads to the main area of the garden, which has been laid to lawn with attractive flowerbeds and borders, hedgerow boundaries to neighbouring properties and arrange of fruit trees. Further along the garden a summer house can also be found and a full width patio entertaining terrace with hedge row boundaries offers superb uninterrupted countryside views to the rear elevation.

### Additional Information

Boiler was installed November 2023 (and has a 7 year guarantee, subject to annual services)

### 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.



# FLOORPLAN & EPC

