

Fishermans Rest Broadholme, Belper, Derbyshire. DE56 2JF

£425,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this superbly constructed three-bedroom detached new build residence, occupying a desirable non-estate position and enjoying outstanding countryside views. Conveniently situated within walking distance of Belper town centre, the property provides easy access to a wide range of local amenities, transport links, and leisure facilities. The thoughtfully designed accommodation comprises: an inviting entrance hall, cloakroom/WC, a modern fitted kitchen, and a spacious lounge/dining room featuring bi-fold doors that open onto the rear garden. To the first floor, a gallery-style landing gives access to three well-proportioned bedrooms and a stylish family bathroom. The principal bedroom further benefits from a contemporary en-suite shower room. Externally, the property occupies an attractive non-estate position with a stone boundary wall to the front and a tarmac driveway to the side providing ample off-road parking. The rear garden features a full-width paved terrace with steps leading down to a lawned garden enclosed by a combination of wall and timber fencing. An early internal inspection is highly recommended to fully appreciate the quality and setting of this stunning new home.

FEATURES

- Detached Three Bedroom House
- Derwent Valley Location
- Located on the Edge of Belper Town
- Beautiful Views
- En-Suite & Bathroom
- Superb Open-Plan Living/Dining Room
- Driveway
- Ideal Family Purchase
- Large Outbuilding to Rear



ROOM DESCRIPTIONS

Entrance Hall

Entered via a composite door from the front elevation into this light and airy reception space, featuring ceiling spotlights and a staircase leading to the first-floor landing.

Guest Cloakroom/WC

Featuring a low-level WC and matching vanity unit with inset sink basin. There is a wall-mounted chrome heated towel rail, underfloor heating, wood floor covering, double glazed window to the side elevation, ceiling spotlights, and a wall-mounted extractor fan.

Kitchen

This beautiful kitchen features a range of wall and base-mounted shaker-style units complemented by modern roll-top work surfaces incorporating a stainless steel sink and drainer unit with mixer tap. A number of integrated appliances include a gas hob with pull-out extractor canopy over, AEG oven, dishwasher, and fridge/freezer. Additional features include under-cupboard lighting, space and plumbing for a washing machine, wood floor covering with underfloor heating, and double-glazed windows to the front and side elevations providing excellent natural light.

Superb Living/Dining Room

A superb open-plan space with the continuation of the wood floor covering from the hallway. There is a double-glazed window to the side elevation, TV point, underfloor heating, and a useful storage cupboard. The room's focal point is the set of stunning bi-fold doors to the rear elevation, which open out onto the garden terrace, creating an ideal space for relaxing or entertaining.

First Floor

Landing

Accessed via the main entrance hallway, this area features a ceiling-mounted loft access point, a useful linen storage cupboard housing the hot water cylinder, and a double-glazed window to the side elevation. Internal doors lead to all bedrooms and the family bathroom.

Bedroom 1

Featuring a double-glazed window to the front elevation, a wall-mounted radiator, fitted wardrobes, and an internal door leading to:

En-Suite

Comprising a three-piece white suite, including a WC, vanity unit, and separate shower enclosure with mains-fed shower and attachment. The bathroom features a wall-mounted chrome heated towel rail, underfloor heating, a double-glazed obscured window, ceiling spotlights, and an extractor fan.

Bedroom 2

With a double-glazed window to the rear elevation overlooking the garden, a wall-mounted radiator, and TV connection point.

Bedroom 3

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

Bathroom

Comprising a modern three-piece bathroom suite, including a WC, vanity unit, and space-saving bath with a mains-fed shower and attachment, complete with a glass shower screen. The walls are tiled, and the room features a double-glazed obscured window, underfloor heating, ceiling spotlights, and an extractor fan. Additional fittings include a wall-mounted chrome heated towel rail and an electrical shaver point.

Outside

To the front elevation, an attractive stone wall borders the main street, with a tarmac driveway to the side providing parking for two vehicles. Gated access leads to the rear garden, where a large paved patio with brick retaining wall and steps rises to a raised lawn, enclosed by timber fencing and stone walling. At the top of the garden, a brick outbuilding offers useful, secure outdoor storage.

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

