



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



**Crich Lane, Belper, Derbyshire DE56 2JH**  
**£725,000 - Freehold**



## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this significantly extended and beautifully presented detached family residence, occupying a generous and superbly landscaped plot.

This stunning home provides spacious and versatile accommodation, perfectly suited to modern family living and extended households alike.

The property briefly comprises a welcoming reception hall with a double bedroom, guest cloakroom/WC, cosy snug, walk-in pantry, and an impressive open-plan living kitchen/dining space forming the heart of the home, complemented by a sunroom and a second lounge/drawing room. Further benefits include a utility room and side entrance hall. To the first floor, a striking galleried landing provides access to four well-proportioned bedrooms and 3 bathrooms. The exceptional master bedroom is a true highlight, featuring a dedicated dressing area, walk-in wardrobe, en-suite bathroom, and its own private staircase, creating a luxurious and highly individual suite.

Externally, the property enjoys a large, beautifully landscaped plot with a generous 'Tarmac' driveway with block paved edging offering ample off-road parking and access to a double garage. The private rear garden has been thoughtfully designed and includes a superb outdoor pod/Summer house. A viewing is essential to fully appreciate the size, quality, and versatility of the accommodation on offer.

## POINTS OF INTEREST

- Significantly extended detached family residence
- 4/5 Bedrooms and 5 Bathrooms
- No Upward Chain
- Substantial Plot
- Semi Rural Location
- Magnificent Countryside Views
- Driveway For Multiple Vehicles
- Integral Double Garage
- Outdoor Studio/Home Office
- Ideal Family Purchase



**Approximate total area<sup>(1)</sup>**  
208.3 m<sup>2</sup>  
2241 ft<sup>2</sup>

**Reduced headroom**  
1.6 m<sup>2</sup>  
17 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Approximate total area<sup>(1)</sup>**  
121.2 m<sup>2</sup>  
1306 ft<sup>2</sup>

**Balconies and terraces**  
20.6 m<sup>2</sup>  
222 ft<sup>2</sup>

**Reduced headroom**  
7.8 m<sup>2</sup>  
84 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360