

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## Valley View, 74A Crich Lane Belper, Derbyshire DE56 1EP



### **Stylish architecturally designed four bedroomed detached residence recently built**

- Completed to a high standard and specification • Enjoys a fine position on the edge of Belper Town Centre • Centrally heated and double glazed throughout • Entrance hall and ground floor cloakroom
- Front lounge • Separate study • Large family breakfast kitchen to be fitted with contemporary styled units and integrated appliances • Separate utility room • To the first floor are three well proportioned bedrooms, one with a luxury en-suite shower room • Family bathroom • Master suite to the second floor with en-suite shower room
- Easy to manage garden with lawns and patio • Single garage • Viewing recommended •

**Price £500,000**



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## **GENERAL INFORMATION**

Enjoying a much sought after and favoured location on the edge of the highly popular town of Belper, these modern contemporary styled four bedroomed detached executive homes, providing ideal accommodation for the family.

Internally the property will provide entrance hall with ground floor cloakroom having a contemporary suite, a good sized lounge to the front with large picture window, useful study ideal for home working, well proportioned living kitchen with contemporary styled fitted units to be included and integrated appliances and there is a separate utility room. To the first floor the principal bedroom enjoys an en-suite shower room to a good standard and quality, there are two additional bedrooms and a luxury family bathroom. To the first floor is a master suite with en-suite shower room.

Outside is an easy to manage lawned garden with raised patio and glazed side screens / safety screens and a single garage.

The sale provides a very enviable opportunity to acquire a stunning four bedroomed executive home, nearing completion and could be available for occupation within several weeks. For further information contact the agent.

## **LOCATION**

Belper Town Centre is a short walk away with its wealth of local shopping facilities including major

supermarkets. Belper also boasts a railway station giving access to Derby and onward to London and a regular bus service to Derby city centre which offers a more comprehensive range of shopping facilities in the Westfield Centre and Cathedral Quarter. Belper is steeped in local history being one of the first mill towns and the A6 north gives easy access to the Peak District with its pleasant walks and countryside.

## **ACCOMMODATION**

### **ENTRANCE HALL**

With a contemporary style door with glazed panelled side screen. Karndean floor. Inset spot lighting. Stairs to the first floor off. Oak double doors providing access to living room and all main rooms downstairs.

### **CLOAKROOM**

With low level WC, vanity wash hand basin and tiled surrounds.

### **LOUNGE 13'8" x 12'5" (4.17m x 3.78m)**

With full height picture window. Mood lighting. Central heating radiator. TV point.

### **STUDY 6'8" 6'1" (2.03m 1.85m)**

With television and BT connections.

### **OPEN PLAN LIVING DINING KITCHEN 17'8" x 13'9" plus 18'7" x 21'7" max (5.38m x 4.19m plus 5.66m x 6.58m max)**

To be comprehensively equipped with a quality range of contemporary units including inset sink unit and integrated appliances of oven, hob, extractor,



dishwasher and fridge freezer. There will be a quality worktop with upstand and complementary wall mounted cupboards. There are bi-fold doors providing access to the patio area leading onto the garden.

#### **UTILITY ROOM 8'2" x 5'7" (2.49m x 1.70m)**

With wall mounted boiler providing domestic hot water and servicing the central heating system, a range of fitted units and plumbing with automatic washing machine and tumbler dryer space. Door to the rear off.

#### **FIRST FLOOR**

#### **BEDROOM ONE 13'9" x 12'6" (4.19m x 3.81m)**

With central heating radiator. Full height windows with Juliette balcony.

#### **LUXURY EN-SUITE SHOWER ROOM**

With low level WC, vanity wash hand basin, walk-in shower with glazed side screen with full contemporary tiled surrounds. Tiled floor. Heated chrome towel rail.

#### **BEDROOM THREE 12'3" x 10'7" (3.73m x 3.23m)**

With central heating radiator.

#### **BEDROOM FOUR 12'6" x 10'7" (3.81m x 3.23m)**

With central heating radiator

#### **FAMILY BATHROOM**

Again with a contemporary suite offering panelled bath with glazed side screen over and shower. Tiled surround. Vanity wash hand basin with low level WC. Full tiling to main walls. Tiled floor.

#### **SECOND FLOOR**

#### **BEDROOM TWO 15'1" x 11'8" max (4.60m x 3.56m max)**

With central heating radiator. Velux roof light.

#### **EN-SUITE SHOWER ROOM**

With low level WC, vanity wash hand basin and corner shower with power shower over and tiled surrounds. Central heating radiator.

#### **GARDENS & GROUNDS**

Outside there is an easy to manage private garden laid mainly to lawn with a raised patio with glazed side screen.

#### **GARAGE 18'0" x 9'4" (5.49m x 2.84m)**

With power and lighting, up and over door.

#### **COUNCIL TAX BAND**

Amber Valley Borough Council - Not yet listed

#### **DIRECTIONAL NOTE**

From Derby proceed via the main A6 travelling and upon entering Belper Town Centre take the turning right by the Morrisons Superstore proceed up the hill and then bearing left at the Market Place onto the B6013. After approximately half a mile take the turning left into Crich Lane and the properties are then situated on the right hand side.

#### **VIEWING**

Strictly by appointment through Scargill Mann & Co - Derby Office 01332 207720 (DM 10.06.2020)



**CONDITIONS OF SALE**

*These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.*

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