





# Over Lane

Belper, DE56 0HN

£315,000

Located in a pretty courtyard development with far reaching views over Belper to the rear.

Having been reconfigured to create a stylish modern layout, whilst retaining that cosy atmosphere that is so associated with cottages, but without many of the inconveniences.



John German 

The property is located in Openwoodgate on the outskirts of Belper, with local amenities close by and on the edge of beautiful Derbyshire countryside. Belper town centre is less than a mile away with its busy railway station, excellent schools, shopping, bars restaurants and leisure facilities. There is easy access to Derby and Nottingham via major road links, including A38, M1 and A6, which provides the gateway to the stunning Peak District.

This stylish property is entered via a storm porch to the front elevation with a hand painted hard wood door having glazed insert and outside light which opens into an entrance hallway with a wood panelled feature wall, column style radiator, ceramic tile effect flooring and stairs off to the first floor landing. An oak door leads into the ground floor guest WC, which has feature exposed beams, ceramic tile effect flooring, close coupled WC, hand wash basin, radiator and extractor fan. There is also space and plumbing for a washing machine.

The ground floor accommodation is open plan, creating an impressive room with laminate flooring and distinct areas, including a cosy living space with a uPVC double glazed window overlooking the front garden and courtyard, ceiling spotlighting and feature beams. The fireplace forms a focal point to the room with an inset cast iron log burning stove set on a raised traditional brick hearth with wooden lintel. The dining area sits in front of a uPVC double glazed window to the rear elevation and a matching full length entrance door which leads out onto the rear garden. The kitchen area is fitted with contemporary base, wall and matching drawer units, an inset stainless-steel sink with chrome mixer tap set into an oak worktop, two eye level ovens and an integrated eye level dishwasher and integrated fridge. There is a large centre island with breakfast bar, having ceramic four ring hob, and part oak and part white quartz complimentary work surface. A full-length uPVC double glazed window provides views over the rear garden, with a stable door providing additional access.

On the first-floor, stairs lead to a spacious landing with an oak and glass balustrade, a uPVC double glazed window to the front elevation and ceiling spotlighting. There are two double bedrooms with skylights, a single bedroom with a uPVC glazed window to the front, and a family bathroom which has just been refurbished and is fitted with a three piece suite comprising of a vanity hand wash basin with cabinet, concealed cistem WC and a bath with panelled side and thermostatically controlled shower over. There are two ceiling skylights and a chrome ladder style heated towel rail.

Outside, to the front of the property is a spacious paved seating area, raised flower beds and gated access via the courtyard to the road. To the rear is a second low maintenance decked garden area which enjoys an excellent degree of privacy with far reaching views and is the perfect space for summer dining and entertaining. Separate to the property is single garage with adjoining parking space, a pathway leads to the front entrance of the property.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

**Property construction:** Standard. **Parking:** Garage & parking space

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

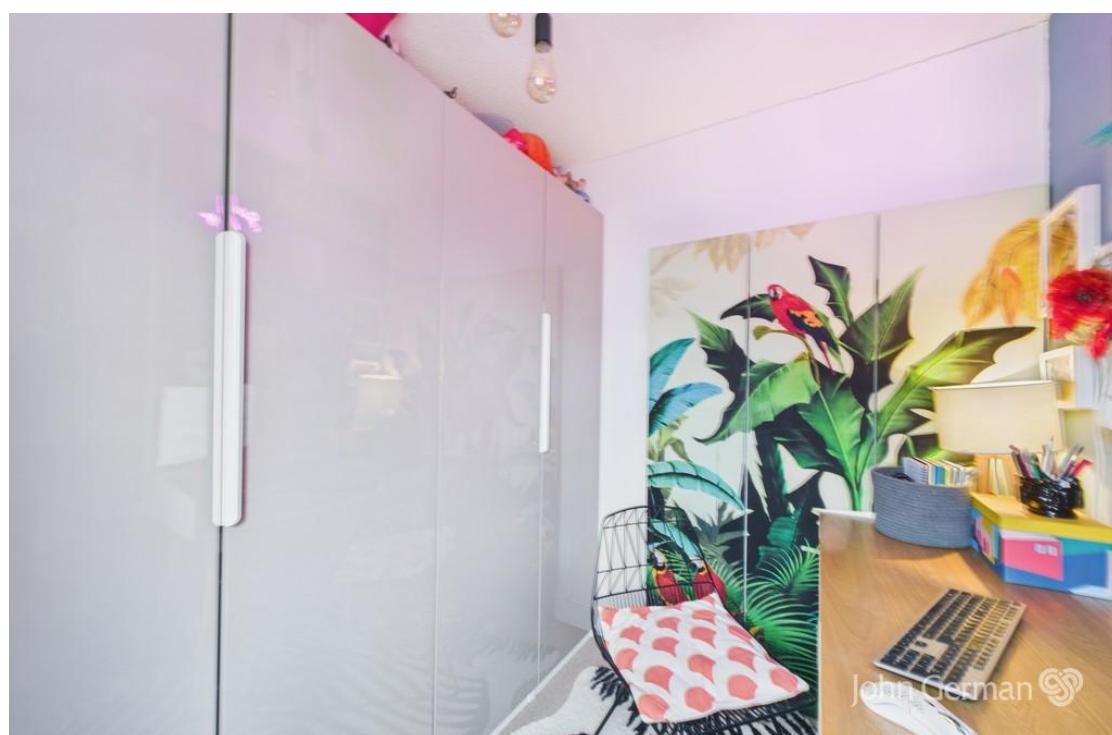
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

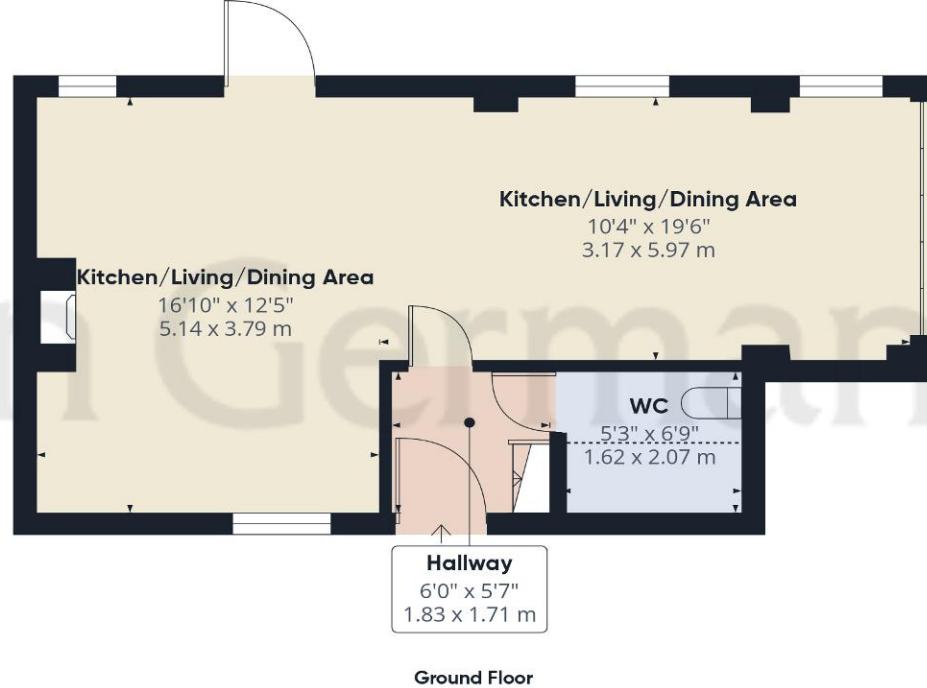
**Local Authority/Tax Band:** Amber Valley Borough Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/22102025







Approximate total area<sup>(1)</sup>

845 ft<sup>2</sup>  
78.5 m<sup>2</sup>

Reduced headroom  
18 ft<sup>2</sup>  
1.7 m<sup>2</sup>



(1) Excluding balconies and terraces

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

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

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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