



Clan Drive, Belper, DE56 1RB

Adjacent to open countryside and with elevated panoramic views, this is the only detached home on the estate and has a driveway for 3-4 vehicles, upgraded garden and is in pristine condition throughout. The home has an impressive A rating for energy-efficiency and also boasts an EV charging point.

The entrance lobby has doors off to the living room, kitchen-diner (and on through to the utility room) and the useful ground floor WC. To the first floor are the master bedroom with en-suite shower room, two further bedrooms and the family bathroom. At the front of the home, the driveway has space for three to four vehicles to park. The garden has a brand new dining patio and easy-maintenance astroturf lawn.

Belper has a thriving town centre, which has twice recently been named 'Britain's Best High Street' and there are regular markets, an annual food festival and lots of independent retailers. We love the Ritz Cinema, Belper River Gardens and the local nature reserve.

There are good transport links via road to Matlock, Bakewell, Buxton and the delights of the Peak District and Chatsworth House. The A38 runs beside the town and connects northwards to the M1 and south towards Birmingham. Belper rail station has direct access to Derby and on to Nottingham, London and beyond.

- Immaculate, modern family home built 2023
- Driveway parking for 3-4 vehicles and EV charging point
- Walking distance to town centre
- Council Tax band C
- The only detached home on this estate
- Adjacent to open countryside and fields
- Upgraded garden with new dining patios
- Energy-efficient - EPC Rating A
- Elevated views across to the Chevin
- Large corner plot

£350,000

Clan Drive, , Belper, DE56 1RB

Front of the home

Located at the top of Clan Drive on a large corner plot, there are open fields and farmland immediately beyond. There is a block-paved driveway and, to the side of the home, a well-stocked flower bed. A path on the left leads to a timber gate to the garden. A modern aluminium canopy porch with two recessed lights is positioned above the contemporary front door with chrome handle and letterbox and a Ring doorbell beside.

Entrance Lobby

The spacious lobby has a barrier mat and tile-effect laminate flooring, which flows seamlessly into the kitchen-diner. There is a radiator, ceiling light fitting and space for footwear. Stairs in front lead up to the first floor landing. Matching white panelled doors with chrome handles lead through to the living room, WC and kitchen-diner.

Living Room

18'1" x 9'8" (5.52 x 2.95)

This bright and airy room has a deep window and additional side window. The carpeted room has two radiators, two ceiling light fittings and a contemporary wood-panelled feature wall. There is plenty of space for flexible room layouts.

Kitchen-Diner

18'1" x 10'0" (5.52 x 3.05)

Another lovely light room with a wide window at the front and fully glazed double patio doors to the garden, this room has tile-effect laminate flooring and recessed spotlights. There is room for a 4-6 seater dining table, radiator and a door to the utility room.

Immediately in front is an L-shaped worktop with a range of high and low level fitted cabinets and drawers, including an integrated Zanussi dishwasher and a 1.5 stainless steel sink with chrome mixer tap. The cupboard in the top right houses the Vaillant boiler. Further along, an integral Zanussi five-ring gas hob has an electric oven below and brushed chrome extractor fan above. Opposite is another worktop with more high and low level fitted cabinets and a full-height fitted fridge-freezer on the left.

Utility Room

6'11" x 5'6" (2.13 x 1.69)

The tile-effect laminate flows seamlessly through to this room, which has an L-shaped worktop with integral stainless steel sink and chrome mixer tap. There are a good number of cabinets high and low, space and plumbing for a washing machine and tumble dryer, recessed ceiling spotlights, shelving, an extractor fan and radiator.

Ground Floor WC

This room has a ceramic WC, pedestal Ideal Standard ceramic sink with chrome mixer tap, laminate flooring, radiator, recessed ceiling spotlight and extractor fan.

Stairs to first floor landing

Carpeted stairs with a handrail on the left lead up to the galleried landing. There is a ceiling light fitting, radiator, positive airflow system and loft hatch. Matching white panelled doors lead to the three bedrooms, bathroom and an over-stairs cupboard, which houses the water tank from local Belper company Vaillant.

Bedroom One

14'6" x 10'2" (4.43 x 3.11)

With views to the adjacent fields, farmland and young sapling trees - which will provide even more privacy as they grow - this spacious double bedroom has an en-suite shower room. The room is carpeted and has a radiator, ceiling light fitting and double full-height mirrored wardrobe with sliding doors.

Bedroom One en-suite

10'2" x 6'1" (3.11 x 1.87)

The roomy L-shaped shower room has tile-effect laminate flooring, a radiator, recessed ceiling spotlights, extractor fan and a wide frosted double glazed window. The large cubicle has folding glass doors, mains-fed shower and tiled surround. There is also an Ideal Standard ceramic pedestal sink with chrome mixer tap and ceramic WC.



Bedroom Two

10'4" x 9'11" (3.15 x 3.04)

Currently a spacious nursery with elevated views across to hilly countryside, this carpeted bedroom has a radiator, ceiling light fitting and wood-panelled feature wall.

Bedroom Three

10'4" x 7'9" (3.15 x 2.38)

This double bedroom is currently used as a home office. It is carpeted and has a radiator and ceiling light fitting.

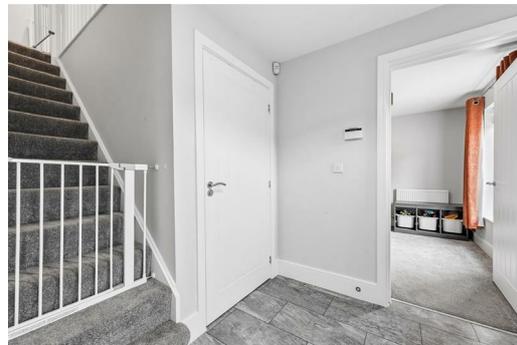
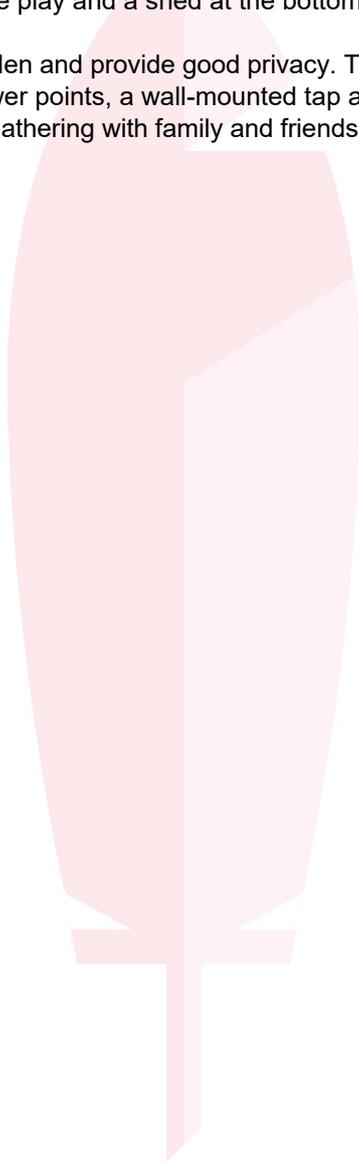
Bathroom

The bathroom has tile-effect laminate flooring, recessed ceiling spotlights, an extractor fan, frosted double glazed window and chrome heated towel rail. The bath has a chrome mixer tap, pivoting glass door, tiled surround and mains-fed shower over. There is also an Ideal Standard ceramic pedestal sink with chrome mixer tap and a ceramic WC.

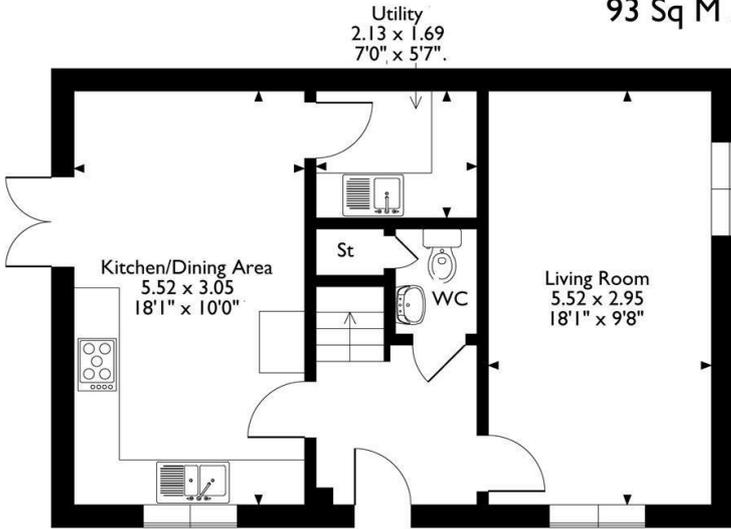
Rear Garden

Accessed through the front gate and from the kitchen-diner, the garden has new high quality flagstone paving and a gravel path to the spacious newly-laid dining patio. There is room for seating, dining and for a large canopy or pergola above. The garden also has two easy-maintenance astroturf lawns for safe play and a shed at the bottom of the garden.

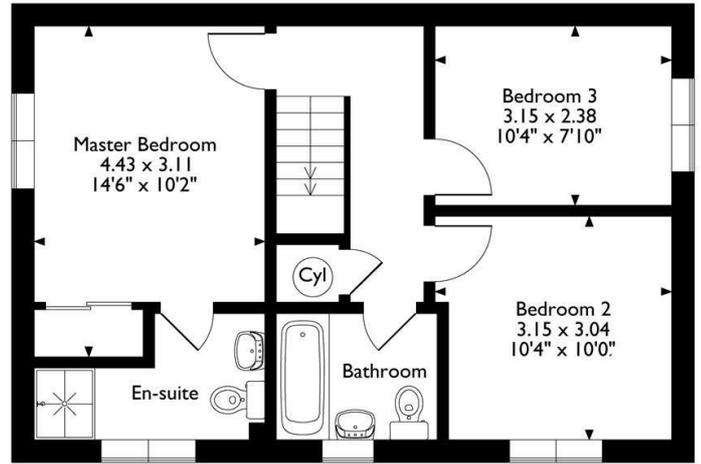
High brick walls and timber fences border the garden and provide good privacy. The garden also includes wall-mounted lights beside the kitchen-diner patio doors, external power points, a wall-mounted tap and two small flower beds. This is a quiet and peaceful, safe and sheltered garden - perfect for gathering with family and friends.



53 Clan Drive
 Approximate Gross Internal Area
 93 Sq M / 1001 Sq Ft

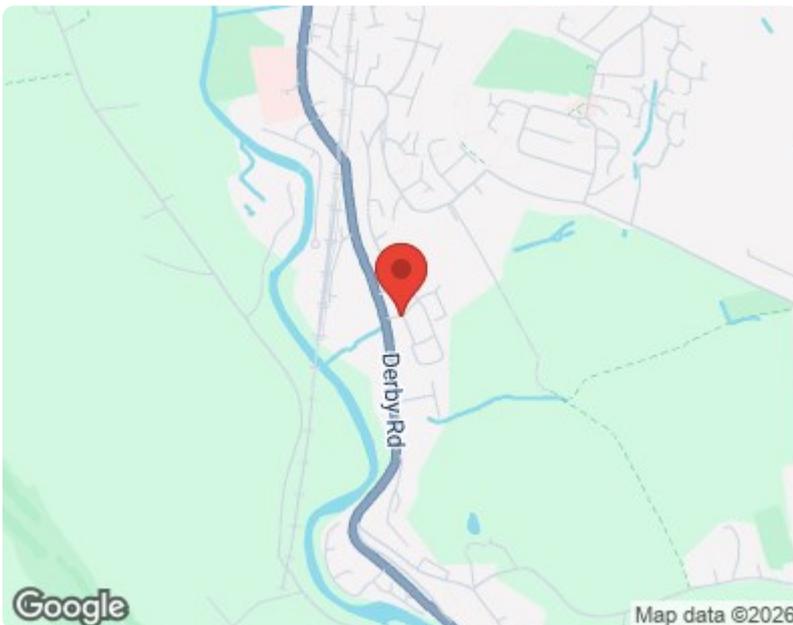


Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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