



BELPER ROAD, DERBY

PRICE £1,100,000

6 BEDROOM

4 BATHROOM

3 RECEPTION



WELCOME TO BELPER ROAD

THE ORCHARD - EXCEPTIONAL INDIVIDUALLY BUILT FAMILY HOME, CLOSE TO DARLEY PARK – Occupying a substantial mature plot within one of Derby's most desirable residential settings, this impressive detached residence offers over 3,000 sq ft of beautifully proportioned accommodation arranged across three floors. Designed with family living and entertaining in mind, the property combines generous room sizes with a high specification throughout and enjoys a wonderful balance of privacy, practicality and lifestyle appeal.

The heart of the home is the stunning kitchen family room overlooking the gardens, complemented by a series of elegant reception spaces ideal for both everyday living and larger gatherings. Six double bedrooms and four bath/shower rooms provide exceptional flexibility for growing families, whilst the impressive principal suite enjoys views across the gardens from a Juliet balcony.

Outside, the property is surrounded by beautifully maintained gardens with multiple seating areas, mature planting and excellent outdoor entertaining space. A detached double garage is complemented by a fully boarded upper level offering excellent potential for a home office, gym, studio or ancillary accommodation, subject to any necessary consents. This is a rare opportunity to acquire a substantial family home in a highly regarded location just moments from Darley Park and Derby's vibrant Cathedral Quarter.

THE DETAIL

The Detail

A spacious reception hallway creates an impressive first impression, featuring a striking return staircase and generous proportions that immediately reflect the scale of the accommodation throughout. Double doors lead through to the principal reception rooms, creating an excellent flow for both family life and entertaining. A contemporary guest cloakroom is positioned off the hallway and is fitted with quality tiling, vanity storage and WC facilities.

To the front elevation, the elegant dining room is enhanced by a large bay window, whilst the substantial lounge provides a welcoming living space centred around a feature living flame fireplace. French doors connect directly to the gardens, allowing the outdoor space to become a natural extension of the home during the warmer months. A versatile additional reception room offers excellent flexibility as a study, family room or guest bedroom.

Undoubtedly the centrepiece of the property is the beautifully appointed kitchen family room. Fitted with an extensive range of shaker-style units, granite work surfaces, range cooker, integrated microwave, wine cooler and space for an American-style fridge freezer, it offers both style and practicality. The family area enjoys lovely views across the gardens and provides an excellent space for everyday living and entertaining. Porcelain tiled flooring continues into the utility room, which provides additional storage, laundry facilities and direct access to the garden.

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A separate landing area positioned between the ground and first floors creates an attractive additional living space, currently offering an ideal spot for a reading corner, music area or quiet retreat away from the main reception rooms.

The first-floor accommodation is centred around a generous galleried landing. The principal bedroom is an impressive room, enjoying a Juliet balcony overlooking the gardens and benefiting from its own ensuite bathroom. A further guest bedroom features a walk-in wardrobe and ensuite facilities, whilst two additional double bedrooms are served by a superbly appointed family bathroom.

The family bathroom is a particular highlight of the home, having been thoughtfully refitted with a high-quality Duravit suite. Features include a deep freestanding bath, large walk-in shower with concealed fittings and rainfall shower head, contemporary vanity unit with storage, concealed WC, LED feature lighting and an illuminated LED bathroom cabinet, creating a luxurious and contemporary finish.

The second floor provides two further double bedrooms, both benefiting from Velux windows and excellent proportions. These rooms offer flexibility for a variety of uses including guest accommodation, home working space, hobbies or study areas. A further shower room serves this floor, making it ideal for larger families or visiting guests.

Externally, the property is surrounded by beautifully maintained gardens that have been thoughtfully landscaped and carefully cared for. Extensive lawns are complemented by mature planting, fruit trees, vegetable beds, raised sleeper borders and a variety of seating areas positioned throughout the garden. A circular patio

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provides an excellent entertaining space for summer gatherings and barbecues, whilst a side patio captures the morning sun and offers the perfect setting for a morning coffee. The gardens provide a wonderful sense of privacy and maturity rarely found so close to the city centre.

The detached double garage benefits from two remote-controlled doors and excellent storage space. Above, a fully boarded upper level accessed via internal stairs offers outstanding potential for a home office, gym, studio or other ancillary accommodation, subject to any necessary consents. Adjacent to the garage is a block-paved driveway providing off-road parking for two vehicles.

Strutts Park remains one of Derby's most desirable residential locations, combining a mature suburban setting with exceptional convenience. Darley Park is just a short walk away, offering extensive green space, riverside walks and recreational facilities. The nearby Darley Abbey Mills development has become one of the city's most popular destinations, home to a growing selection of independent restaurants, bars, cafés, gyms and wellness facilities. Derby's Cathedral Quarter is also within easy reach, providing a vibrant mix of shopping, dining and cultural attractions, making this an outstanding location for those seeking both lifestyle and convenience.

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Belper Road



Approx. Gross Internal Floor Area 4028 sq. ft / 374.34 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

3067.71 sq ft

EPC RATING

B

COUNCIL TAX BAND

G

- Individually Built Detached Family Home Located In Strutts Park
- Over 3000 Sq Ft Of Accommodation Over Three Floors
- Six Generous Double Bedrooms Offering Flexible Family Living
- Stunning Kitchen Family Room With Quality Appliances, Separate Laundry Room
- Luxury Refitted Family Bathroom Featuring A Deep Freestanding Bath
- Impressive Reception Hallway And Galleried Landing With Snug Area
- Spacious Open Plan Lounge And Dining Room With Separate Study
- Detached Double Garage With Fully Boarded Upper Level Offering Excellent Potential
- Beautifully Landscaped Mature Gardens With Multiple Seating Areas
- Block Paved Driveway Providing Off Road Parking For Two Vehicles

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
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