



Orton Way, Belper, Derbyshire, DE56 1UB

Asking Price Of £279,950

- NO UPWARDS CHAIN - WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOME WITH ENCLOSED REAR GARDEN, OFF ROAD PARKING, GARAGE, ENSUITE TO MASTER AND CONSERVATORY OFF THE OPEN PLAN LOUNGE/DINER- SMARTMOVE HOMES are pleased to bring to the market this fantastic property situated in a popular cul-de-sac location in Belper briefly comprising of an entrance hallway, fitted kitchen, downstairs WC, open plan lounge/diner, conservatory and integral garage to the ground floor. To the first floor landing there are three good sized bedrooms, ensuite to the master and family bathroom. Outside there is an enclosed and private rear garden, off road parking for multiple vehicles and an integral garage. To book a viewing please contact SMARTMOVE HOMES as soon as possible.



Property Description

GROUND FLOOR

ENTRANCE HALLWAY

Door to the front elevation, Laminate floor and central heating radiator.

KITCHEN

Fitted kitchen with matching wall and base units, work surface with composite sink and drainer, built in gas hob and electric oven with extractor fan over, space and plumbing for a washing machine and space for a tall fridge freezer. Window to the front elevation and electric plinth heater.

WC

Downstairs WC with a wall mounted wash basin and fitted WC. Obscure window to the side elevation, tiled splash back, central heating radiator, Vinyl floor and central heating radiator.

LOUNGE/DINER

Light filled reception room with sliding patio doors to the rear elevation, French doors to the rear elevation accessing the conservatory, two central heating radiators, gas feature fireplace with surround and hearth, Laminate floor and access to the under stairs storage cupboard



CONSERVATORY

Brick built and double glazed conservatory with sliding patio doors to the rear elevation accessing the garden, lighting, electrics and electric heater.

INTEGRAL GARAGE

Integral garage with manual up and over door, lighting, electrics and the combi boiler system.



FIRST FLOOR LANDING

Spacious landing with window to the side elevation, central heating radiator and access to the airing cupboard.

MASTER BEDROOM

Double bedroom with window to the front elevation, central heating radiator, fitted wardrobes and access to the ensuite.

ENSUITE

Modern three piece shower room comprising of a single shower cubical with mains fed shower over, WC and pedestal wash basin. Obscure window to the front elevation, central heating radiator, aqua boarded walls, wet room floor and extractor fan.



BEDROOM TWO

Double bedroom with window to the rear elevation, central heating radiator and built in wardrobes.

BEDROOM THREE

A good sized bedroom with window to the rear elevation and central heating radiator.

BATHROOM

Modern three piece bathroom suite comprising of a fitted bath with mains fed shower over, WC and pedestal wash basin. Obscure window to the side elevation, central heating radiator, aqua boarded walls, wet room floor and extractor fan.



OUTSIDE

GARDEN

Private and enclosed two tiered rear garden which is mainly laid lawn with planted borders, mature shrubs and trees, two patio seating areas, outside water tap and outside lighting.

GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1 High Street, Ripley,
Derbyshire, DE5 3AA

www.smartmovehomes.co.uk
01773 570055
sales@smartmovehomes.co.uk

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