

Over Lane

Belper, DE56 0HJ

John 
German





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£495,000

Highly deceptive family home with spectacular views over Belper and the Derwent Valley. Perfect for a large family with three comfortable reception rooms and well proportioned bedrooms, there is plenty of space to gather together as a family and to get a bit of breathing space when you need to!



Entrance to the property is via a spacious entrance hall with wood effect flooring, stairs to the first floor and a useful understairs cloak room with a low flush WC, hand wash basin, chrome heated towel rail as well as built in storage cupboards.

To the front of the property is living room which overlooks the front elevation and has a stunning fireplace with a cast-iron multi fuel stove, exposed brick and a rustic surround, real wood flooring and a coved ceiling.

There is a stunning "L" shaped breakfast kitchen with views overlooking the rear garden and Derwent Valley beyond. Fitted with tile effect flooring and an extensive range of high gloss base, eye level and full height larder units with monochrome theme, under unit lighting, contrasting worksurfaces and breakfast bar, tiled splashbacks, inset sink unit and concealed boiler. Included is a great range of appliances including a larder fridge and freezer, dishwasher and range cooker with extractor hood over.

There is an elegant dining room with wood effect flooring, windows to the side and French doors leading off the rear sitting room which has stunning views and matching flooring.

Located off the sitting room is a good sized laundry room with plenty of fitted storage, roll edge worksurfaces, stainless steel sink unit, tiled splashbacks, plumbing for a washing machine and space for a tumble dryer.

On the first floor, stairs lead to a very spacious landing with room for a desk or reading area if required, and a large built-in storage cupboard.

There are three excellent double bedrooms and the fourth bedroom is a good sized single with room for a full sized single bed, wardrobe and a chest of drawers.

Completing the accommodation is a palatial fully tiled bathroom with a full four piece suite comprising low flush WC, pedestal wash basin, a double ended bath, a corner shower enclosure and tiled floor with underfloor heating. The room is so large that there is room for plenty of storage and has potential to split and create an en-suite to the back bedroom if desired.

Outside, the property is set well back from the road behind a low boundary wall and low maintenance frontage with a driveway to the side providing off road parking as well as access to the brick built garage with an up and over door to the front and a courtesy door to the rear.

To the rear of the property is a generous garden which borders farmland surrounding the property, with spectacular views all along the Derwent Valley. The garden is mainly laid to lawn with ornamental flowerbeds and a large paved terrace adjacent to the rear of the property which provides the ideal outdoor entertaining space as well providing the perfect spot to enjoy those wonderful views.

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.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: Fibre - 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 D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/18122024

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.







Ground Floor

Approximate total area⁽¹⁾

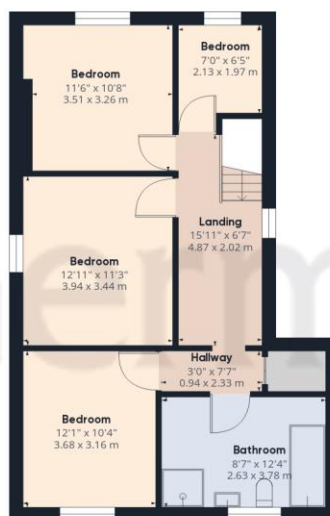
1454.52 ft²

135.13 m²

Reduced headroom

4.95 ft²

0.46 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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