



GRANT'S
OF DERBYSHIRE

Springworks Court, Broadholme Lane, Belper DE56 2JF
£360,000

This stunning newly built detached home which is due to be completed in Early 2026 is crafted in brick by the reputable Broadholme Developments Limited and is one of just seven exclusive properties nestled along a peaceful country lane near the sought-after town of Belper. Designed with energy efficiency in mind, it boasts an impressive high "B" energy rating thanks to its innovative construction, alongside gas central heating and uPVC double glazing. Interested parties will have the opportunity to choose their own kitchen and bathroom finishes (subject to approval). On the ground floor we have a welcoming entrance hallway, with WC and Utility, a spacious, double aspect, open plan living, dining area and kitchen. Upstairs features two generously sized bedrooms and a family bathroom. Outside, the property enjoys a larger than expected, fully enclosed, rear garden which backs on to open countryside. There is off-street parking for two vehicles at the front. We would highly recommend a viewing to be able to fully appreciate the quality and depth of accommodation on offer.

Location

Springworks Court is located just off of Broadholme Lane which is an attractive countryside lane which leads off towards Nether Heage and is a short distance from the junction with the main A6 road connecting to both towns of Belper and Matlock. Derby city centre is also within easy reach. Within the nearest town of Belper (Voted best English Town in 2020) there is a host of all typically required day to day amenities and independent shops as well as popular public houses, cafes and restaurants. There is a train station and frequent buses to Derby.

Ground floor

This home is entered via the part glazed uPVC double glazed front door which leads into the:

Entrance hall 7'3" x 13'2" (2.22 x 4.03)

With oak veneer doors that open to both the living room and the downstairs WC/Utility. Stairs from here rise to the first floor landing and there's a handy under-stairs storage cupboard too.

Downstairs WC & Utility 6'9" x 4'10" (2.08 x 1.48)

With wood effect flooring and fitted with a two piece suite consisting of dual flush WC and wall hung wash hand basin.

Open plan Kitchen/Living area 12'0" x 30'1" (3.66 x 9.19)

With spotlights to the ceiling, wood effect flooring, a rear aspect uPVC double glazed window and rear aspect uPVC double glazed french doors which provide direct access to the fully enclosed rear garden. This open plan space also offers a living area, with two front aspect uPVC double glazed windows with far reaching countryside views.

First floor

Stairs rise from the entrance hallway to the first floor landing where there's a front aspect uPVC double glazed

window and stylish grey vertical panel radiator. Oak veneer doors open to bedrooms two and three and the family bathroom.

Bedroom One 12'3" x 15'2" (3.75 x 4.64)

A good sized double bedroom with two front aspect uPVC double glazed windows with far reaching countryside views and a stylish grey vertical panel radiator.

Bedroom Two 12'3" x 14'4" (3.74 x 4.39)

Another double bedroom, this time with two rear aspect uPVC double glazed windows with views over fields and woodland. Also with a stylish grey vertical panel radiator.

Bathroom 7'0" x 10'6" (2.14 x 3.22)

A part tiled room with wood effect flooring, marble effect tiles and a rear aspect uPVC double glazed window with obscured glass. Fitted with a four piece suite consisting of panelled bathtub, dual flush WC, pedestal wash hand basin and corner shower cubicle with mains waterfall shower over and separate handheld shower head. There's also a chrome ladder style heated towel rail and an extractor fan.

Outside/parking

A block paved pathway to the side leads around to the rear garden where there is a block paved seating area. Steps lead up to a good sized garden which is fully enclosed by timber fencing. To the front of the property there is off-street parking for two vehicles.

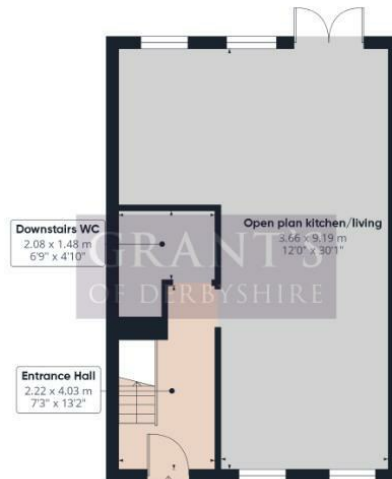
Council Tax Information

We are awaiting information from Amber Valley Borough Council regarding the council tax band for this property.

Directional notes

From Belper town centre head north via A6 heading towards Matlock. After approximately one mile turn right onto Broadholme Lane, signposted Nether Heage, passing the Fishermans Rest public house where the property will be found a short distance on the right.





Floor 0



Floor 1

Approximate total area⁽¹⁾
105.1 m²
1132 ft²

(1) Excluding balconies and terraces

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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Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

