



OPEN HOUSE

Saturday 9th August

11:00am - 2:00pm

GRANT'S
OF DERBYSHIRE

Springworks Court, Broadholme Lane, Belper DE56 2JF
Price Guide £345,000

****Open Day - Saturday 9th August 2025 11am - 2pm**** Please Come Along & Have a Viewing of This Fantastic Development. Plots 1 & 2 Are Available To View.

This brand new, brick built, mid townhouse is located on a quiet country lane, just a short distance from the popular town of Belper. The property, one of seven, built by "Broadholme Developments Limited" benefits from gas central heating, uPVC double glazing and, via its innovative, energy-efficient construction, has achieved an extremely good energy rating (a high "B"). There are high quality kitchen and bathroom suites installed. This home enjoys an elevated position enjoying quite stunning views to the front and rear aspects. The property is presented over three floors and the accommodation comprises; entrance hallway, downstairs WC, living room, kitchen and utility room to the ground floor, two double bedrooms and a family bathroom to the first floor and a spacious double aspect principal suite with ensuite shower room to the second floor. Outside, there is a fully enclosed rear courtyard garden, ideal for warm weather dining as well as off-street parking for two vehicles to the front of the property. We would highly recommend a viewing to be able to fully appreciate the quality and depth of accommodation on offer. No upward chain. Virtual tour available.



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 Hallway 15'3" x 3'5" (4.66 x 1.05)

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

Downstairs WC 6'7" x 3'2" (2.01 x 0.97)

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

Living Room 15'3" x 10'9" (4.66 x 3.29)

A good sized room with two front aspect uPVC double glazed windows with far reaching countryside views. With an opening that leads into the:

Kitchen 14'6" x 12'10" (4.42 x 3.93)

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 courtyard garden. Fitted with a modern suite consisting of cashmere and SAGE??? wall, base and drawer units with a wooden worktop over, stylish tiled splashbacks, stainless steel sink with mixer tap over and a breakfast island, ideal for a couple of bar stools. Integrated appliances include an electric four ring hob with extractor hood over, electric oven below and a dishwasher. One oak veneer door opens into a large storage cupboard and another opens into the:

Utility Room 8'6" x 4'11" (2.61 x 1.50)

With a continuation of wood effect flooring and a rear aspect uPVC double glazed window which overlooks the rear garden. Fitted with a range of cashmere gloss wall and base units, with a wood effect work top over and a stainless steel sink with mixer tap over. There's space and plumbing for a free-standing washing machine and tumble dryer, as well as an extractor fan to the ceiling. One of the wall mounted cupboards houses the combi boiler.

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. A further flight of stairs rises to the second floor.

Bedroom Two 16'3" x 10'10" (4.96 x 3.32)

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 Three 14'4" x 10'9" (4.37 x 3.30)

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 10'7" x 6'10" (3.24 x 2.10)

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.

Second Floor

Stairs rise from the first floor landing to the second floor where there's a loft hatch and an oak veneer door opens into:

Bedroom One 24'0" x 14'5" (7.33 x 4.41)

A spacious double room with a front aspect uPVC double glazed window with magnificent countryside views & a rear aspect uPVC double glazed velux roof light window which floods this room with lots of natural light. An opening leads to an under-eaves storage area (5.56m x 1.20m) and an oak veneer door opens into the:

En-suite Shower Room 8'4" x 6'9" (2.56 x 2.07)

A part tiled room with wood effect flooring, marble effect tiles and a uPVC double glazed velux roof light window. Fitted with a three piece suite consisting of dual flush WC, pedestal wash hand basin and double shower cubicle with mains waterfall shower over, separate handheld shower head and sliding glass door. There's also a chrome ladder style heated towel rail.

Outside & Parking

A block paved pathway leads to the rear courtyard garden which is also laid with block paving and enclosed with 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 former Fishermans Rest public house where the property will be found a short distance on the right.







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.

