



CURRAN
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+ CO

Openwood Road, Belper
£650,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



Woodlands is a beautifully updated detached home occupying a generous, gated plot on the rural edge of Belper. Designed to complement its surroundings, the property offers exceptional privacy and far-reaching views across open fields. Inside, the layout is both spacious and thoughtfully arranged, with contemporary finishes enhancing each room. The open-plan kitchen, fitted with high-specification appliances and quartz work surfaces, is ideal for everyday living and entertaining alike. French doors in both the lounge and kitchen lead directly onto a raised patio, creating a natural flow to the landscaped garden beyond. A wood-burning stove, en-suite bathrooms, and quality materials throughout add to the sense of considered design. With a newly laid driveway, large workshop with power, and beautifully maintained outdoor spaces, this home offers a rare combination of style, comfort and seclusion—all within easy reach of Belper and its many amenities.





The Detail

Approached via a recently laid tarmac driveway and set behind double gates, Woodlands sits on a substantial and well-screened plot with mature landscaping and far-reaching views. The entrance porch opens into a wide hallway featuring tiled flooring, recessed lighting, and a practical understairs storage recess. The lounge offers warmth and character with a log burner set on a raised slate hearth, wood flooring, wall lights and recessed lighting. French doors open directly to a patio, drawing in natural light and offering direct access to the garden.

At the heart of the home is a beautifully appointed kitchen with a Howdens range, quartz work surfaces and a central island with lighting and integrated storage. A Belfast sink, five-ring induction hob, double oven, integrated microwave, dishwasher, and fridge-freezer provide both form and function. Dual French doors create a seamless transition between indoor and outdoor living. There is also internal access to the integral garage, which measures approximately 5.3m x 2.5m, and has a new door, double-glazed window, lighting, power, and a wall-mounted combination boiler.

Two bedrooms and a ground floor WC complete the lower level, offering versatility for guests or home working. Upstairs, the main bedroom enjoys wide countryside views and a modern en-suite with a walk-in rainfall shower. A second double bedroom also features its own en-suite, both finished with integrated vanity units and high-quality tiling.

Externally, the gardens have been extensively landscaped to create a private and attractive outdoor setting. Extensive lawns flank the driveway, complemented by mature trees, flowerbeds, and raised vegetable planters. A stone patio offers an ideal space for entertaining or relaxing, with integrated garden lighting enhancing the setting. A stone boundary wall provides further character and privacy.

To the rear of the plot is a large detached outbuilding measuring approximately 9.8m x 3.8m. With a newly installed roof, full power and lighting, and two additional storage areas plus log stores, it offers excellent potential as a studio, workshop, or garden room. A large gravelled area in front of the outbuilding adds practical functionality and ease of access.







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The Location

Positioned on the outskirts of the historic market town of Belper, Woodlands enjoys a peaceful semi-rural setting backing onto open farmland. The property benefits from excellent access to the town's wide range of amenities, including independent shops, cafes, supermarkets, and well-regarded schools. Regular train services and good road links via the A6 provide convenient connections to Derby, Matlock and beyond.

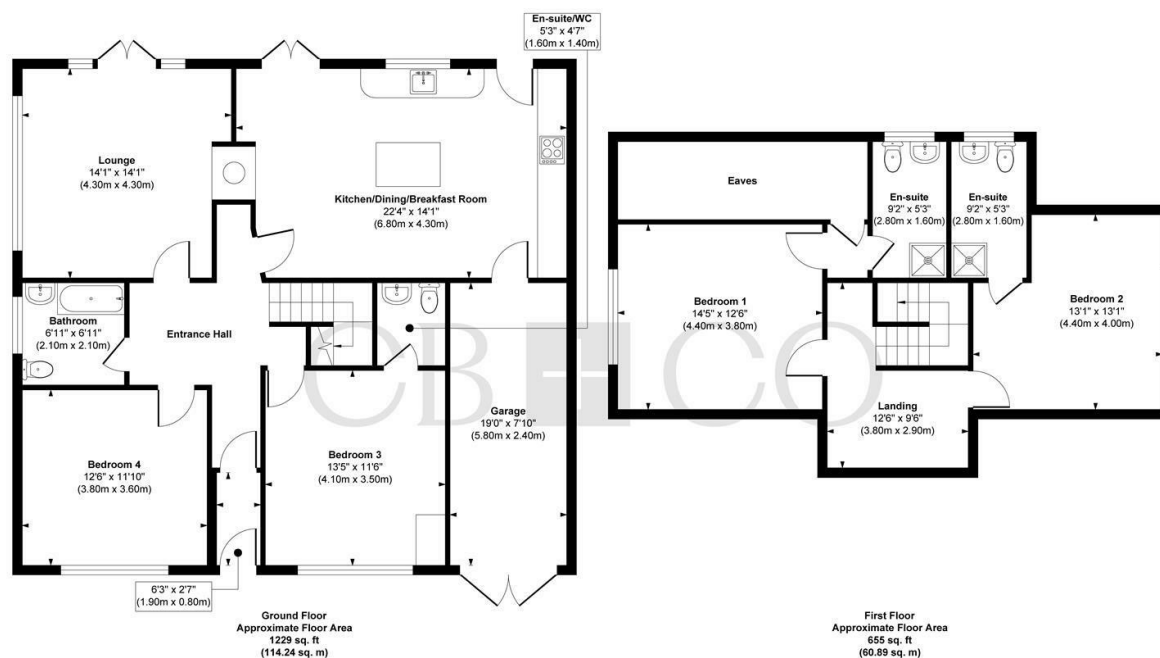
For those who enjoy the outdoors, the surrounding countryside offers an abundance of scenic walking routes, with the Peak District National Park within easy reach. A number of welcoming country pubs are nearby, making this an ideal location for lovers of both nature and relaxed rural living.







42 Openwood Road



Approx. Gross Internal Floor Area 1884 sq. ft / 175.13 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

The Particulars

- Superbly Presented Detached Property, Modernised To A High Standard
- Stunning Views Across Open Countryside & Farmland
- Three/Four Spacious Bedrooms Offering Versatile Living,
- Beautifully Appointed Kitchen With Quartz Worktops And Central Island
- Lounge With Views, Featuring Wood-Burning Stove
- Three High Quality, Contemporary Bathrooms & Additional WC
- Large Private Plot, Set Back From The Road, With Recently Laid Driveway
- Landscaped Gardens With Patio, Lawns, And Raised Planters
- Detached Outbuilding With Power, Lighting, Offering Great Potential
- Integral Garage With Power, Lighting, And Internal Access

Size

Approx 1884.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

E

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Let's *Talk*

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