

Home 2 Sell

Quality Service For Less



16 Primary Close

Belper, DE56 1FU

£250,000



Home2sell are delighted to offer this rare opportunity to acquire a detached bungalow residence in a central Belper location within easy walking distance of Belper Town Centre. The property sits in a prominent position having a tarmac driveway leading to a single detached garage with gardens to the front and rear. Internally the property comprises in brief of Entrance Hall, Lounge/Dining Room with feature fireplace, fitted kitchen, two well proportioned bedrooms and a family bathroom having a four piece suite. Having PVCu double glazing and gas central heating. Alarm System. This could also be an ideal development opportunity. Viewing Essential. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Entrance Hall

Having a storm porch vestibule with light. the property is entered via a hardwood door having glazed inserts, smart door lock, central heating radiator, alarm control panel, ceiling light and access to the loft void. Useful double cupboard having hanging space and the domestic hot water tank.

Lounge / Dining Room

15'7" reducing 8'10" x 12'4" reducing 9'3" (4.77m reducing 2.71m x 3.78m reducing 2.83m)

Having a PVCu double glazed window to the side elevation and a PVCu double glazed box bay window to the front elevation enjoying a fine aspect and view. Central heating radiator, three wall lights, coving to the ceiling, ceiling rose and light. The focal point of the room is an electric fire with surround. (There is also a gas connection) Television point.

Kitchen

10'11" x 9'4" (3.35m x 2.85m)

Having a fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a stainless steel sink drainer unit with chrome mixer tap. Space for a fridge freezer, space for an oven and hob with extractor over, space and plumbing for an automatic washing machine. Recently fitted composite door having glazed inserts, PVCu double glazed window to the rear elevation, complimentary splash back and wall tiling, vinyl flooring, wall mounted gas central heating boiler, central heating radiator and ceiling light.

Bedroom One

13'5" x 9'3" (4.09m x 2.83m)

Having PVCu double glazed windows to the rear and

side elevations, central heating radiator and ceiling light.

Bedroom Two

8'11" x 7'10" (2.72m x 2.41m)

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light.

Family Bathroom

Having a four piece suite comprising of a bath with paneled side and shower over, pedestal hand wash basin, bidet and a close couple WC. Having a PVCu double glazed opaque window to the side elevation. central heating radiator, ceiling light and complimentary wall tiling.

Outside

The property sits in a slightly elevated position having a fore garden laid to lawn with established borders and a tarmac driveway providing generous off road parking leading to the detached single garage.

A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect having a patio immediately to the rear having a feature Derbyshire drystone wall, with steps and path leading to the established and mature rear garden which has a most interesting and varied selection of plants shrubs and trees. There is a greenhouse and a further patio terrace to the side.

Garage

15'9" x 8'4" (4.81m x 2.56m)

Having a roller shutter door, courtsey door to the side aspect, useful eaves storage, power and light. Alarm.

Area

16 Primary Close is situated just a short walking distance from the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's outer ring road provides convenient onward travel to the major trunk roads and the motorway network.

There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

Directional Note

From the Belper office of Home2sell proceed along New Road, continue through the Market Place onto High Street and take the first left on to Primary Close where the property can be easily identified on the right hand side immediately into the cul de sac by our distinctive Home2sell For sale board.



Road Map



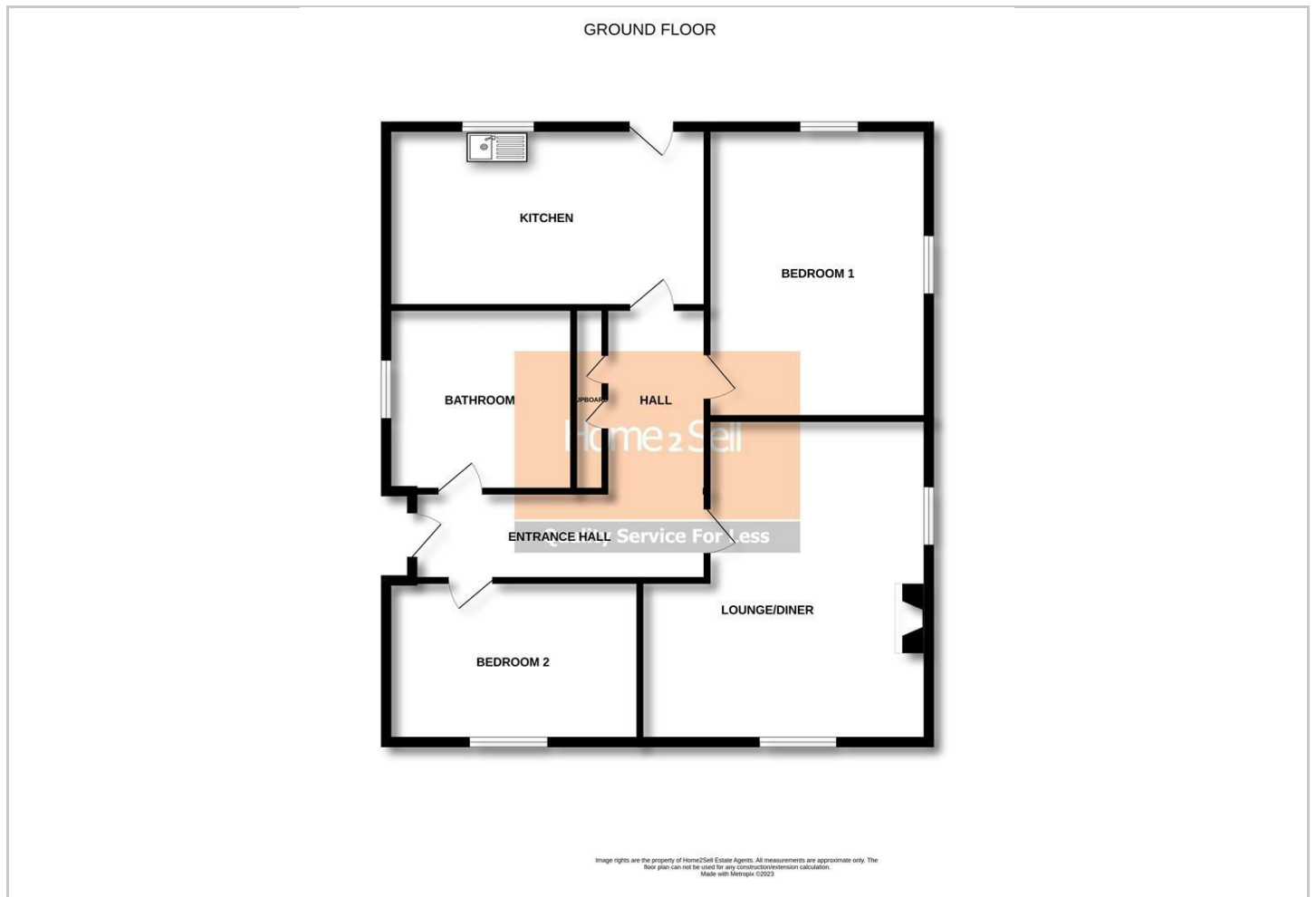
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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